

**The Ebrington Centre, Glendermott Road,
Londonderry, BT47 6BG
Commercial Premises**

TO LET



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Summary

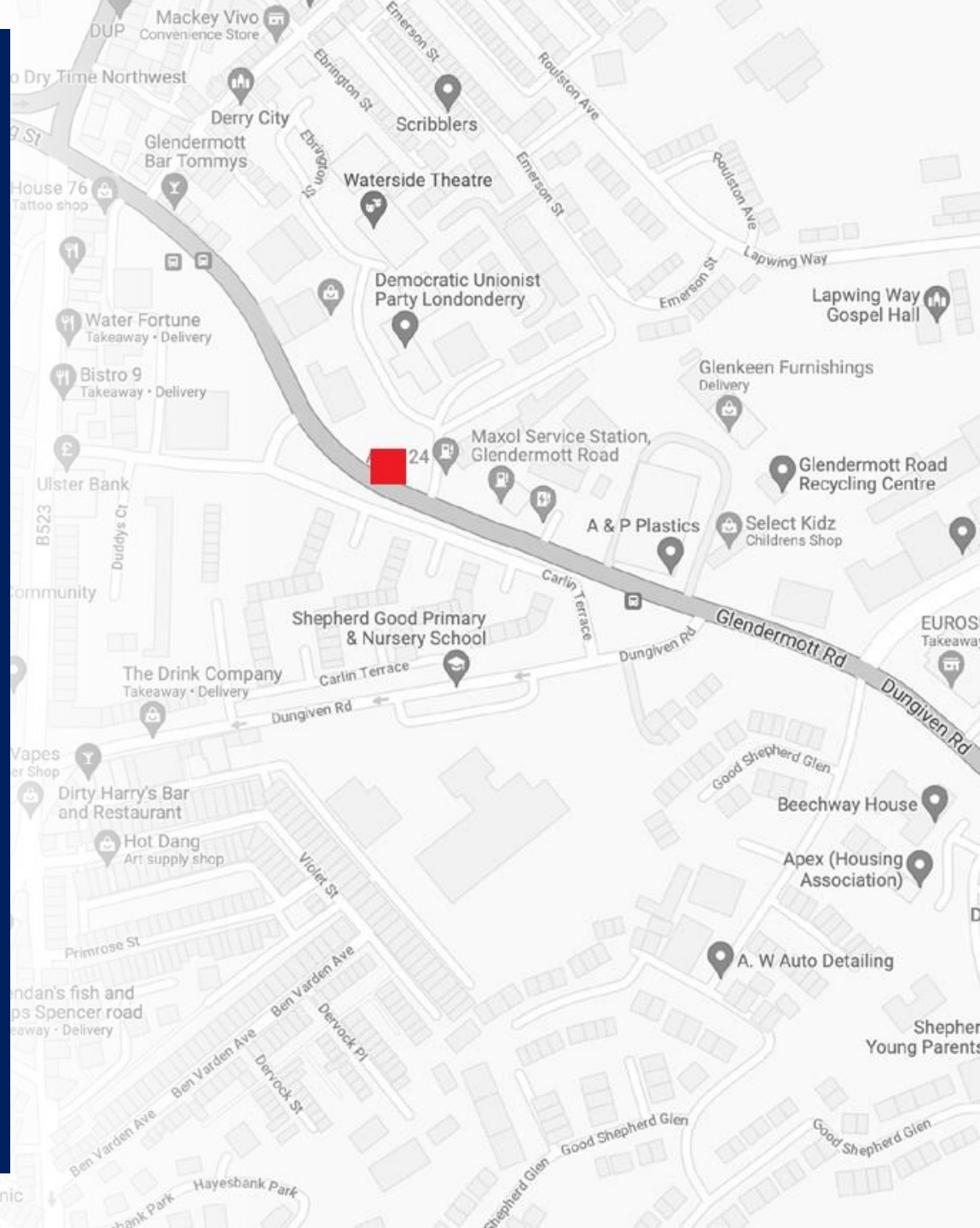
- Situated in the Waterside area of Derry /Londonderry fronting Glendermott Road.
- Self-contained commercial building benefiting from onsite car parking with c. 100 car parking spaces.
- Suitable for a variety of commercial uses subject to any statutory planning consents.

Location

The subject premises are located in the Waterside area of Derry/Londonderry, the second largest city in Northern Ireland with a population of approximately 84,000 persons. The area benefits from an excellent road infrastructure and public transport facilities, provided by train and bus as well as Londonderry Port and the City of Derry Airport. The subject is located on Ebrington Street off Glendermott Road, the main arterial route leading to the city centre benefiting from a high volume of passing vehicular traffic and extensive road frontage. The immediate surrounding area comprises a mix of residential dwellings and commercial occupiers to include, Ebrington Centre, Waterside Theatre, The Foyle Health and Social Services Trust and Spar.

Description

The property comprises a four-storey building of brick wall construction which was a former shirt factory. A two-storey extension of modern construction and flat roof and smooth external render finish was added in 2008. The property is set within a site of c. 1.27 acres and benefits from c. 100 car parking spaces.



Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Suite	Sq. Ft	Sq. M	NAV	Rates Payable
2	2,971	276	£18,300	£12,217.23
3	3,639	338	£21,800	£14,553.85
10	230	21	TBC	
11	371	34	TBC	
12	366	34	TBC	
13	1,795	166	£11,200	£7,477.21
20	561	52	£3,500	£2,336.63

Lease

Length of lease by negotiation.

Rent

On Application.

Repair

Tenant responsible for interior repairs and exterior repairs by way of service charge.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the building of which the subject premises forms part. For further information in relation to the service charge for each commercial suite please contact the office directly.

Please note that the service charge is inclusive of costs in relation to agents' management fees, which are calculated at 5% plus VAT of the annual rent, maintenance and cleaning of common areas, electricity, gas, water and external repairs and maintenance.

VAT

All figures quoted are exclusive of VAT, which may be payable.

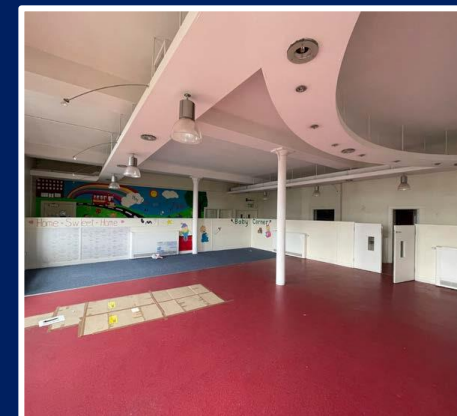
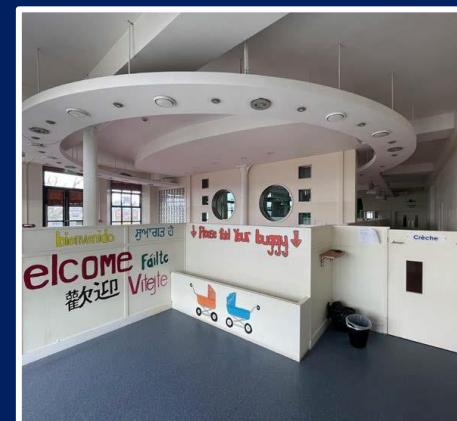
Viewing

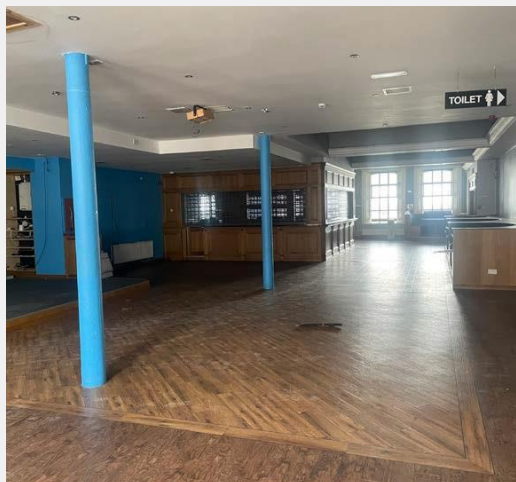
Strictly by appointment with agents:

Bensons

028 7034 3677

info@bensonsni.com





For further information please contact agents:

Dan Henry

Bensons

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•Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves.

If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.

•Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.

•These particulars do not constitute a contract or part of a contract.

•All measurements quoted are approximate.

•Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

EPC Rating:

