



## PRIME RETAIL UNIT

### Property Highlights

- Bustling shopping centre anchored by a Tesco Superstore with other key retailers such as Poundland, Savers, Costa, Card Factory, Toytown and Lynas Food.
- c.487 free car parking spaces.
- Extending to approx. 1,227 Sq Ft (113.99 Sq M).
- Fully fitted requiring minimal ingoing expenditure.
- Immediately available.

For more information, please contact:

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# TO LET

Unit 7  
Lisnagelvin Shopping Centre  
Londonderry  
BT47 6DF

## Location

Londonderry is Northern Ireland's second largest city with a population of c.85,000 people (2021 Census) and a metropolitan population of c.250,000 people located approximately 70 miles north west of Belfast. The city is the principal administrative, economic, educational and tourist hub for the north west region.

Lisnagelvin Shopping Centre lies c.2 miles east of the City Centre and is anchored by a Tesco Superstore with other notable retailers such as Poundland, Card Factory, Costa, Savers, Toytown and Lynas Food and benefits from c.487 free car parking spaces. The scheme is complemented by Lisnagelvin Retail Park located opposite which is home to Matalan, TK Maxx and Next.

## Accommodation

Fully fitted unit requiring minimal incoming expenditure and ready for immediate occupation.

Description	Sq Ft	Sq M
Ground Floor	1,227	113.99



Unit 7 Lisnagelvin Shopping Centre Lisnagelvin Road LONDONDERRY BT47 6DF		Energy rating <b>D</b>
Valid until 31 March 2034	Certificate number 3584-1040-5512-6390-3529	
Property type	A1/A2 Retail and Financial/Professional services	
Total floor area	118 square metres	
<b>Energy rating and score</b>		
This property's energy rating is D.		
Under 0	<b>A+</b>	Net zero CO2
0-25	<b>A</b>	
26-50	<b>B</b>	
51-75	<b>C</b>	
76-100	<b>D</b>	89 D
101-125	<b>E</b>	
126-150	<b>F</b>	
Over 150	<b>G</b>	

## Lease Details

<b>Term</b>	By Negotiation.
<b>Rent</b>	£22,500 pax, subject to contract.
<b>Repairs</b>	Tenant responsible for all repairs and maintenance to the demise.
<b>Service Charge &amp; Traders Association</b>	Approximately £11,250 pax.
<b>Buildings Insurance</b>	Approximately £250 pax.

## Non Domestic Rates

Rates payable 2024/25 approximately £6,676, after SBRR.

## VAT

We are advised that the premises are elected for VAT.

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