



TO LET Unit 7 Lisnagelvin Shopping Centre Londonderry BT47 6DF



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.

A limited liability partnership registered in Northern Ireland No. NC000516 Robert Toland BSc (Hons) MRICS, Mark Riddell BSc (Hons) MRICS, Martin McKibbin BSc (Hons) MRICS, Michael McCombe MA (Hons) MLE MRICS. Regulated by RICS. UK VAT No: 617 7170 37, IR VAT No: 9522762R For more information, please contact:

Michael Pierce 02890 233455 / 07776 224114 michael.pierce@cushwake-ni.com

James Russell 02890 233455 / 07815 742152 james.russell@cushwake-ni.com

cushmanwakefield-ni.com

Local legal entity trading as Cushman & Wakefield.





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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 ingoing expenditure and ready for immediate occupation.

| Description | Sq Ft | Sq M |
|--------------|-------|--------|
| Ground Floor | 1,227 | 113.99 |

Lease Details

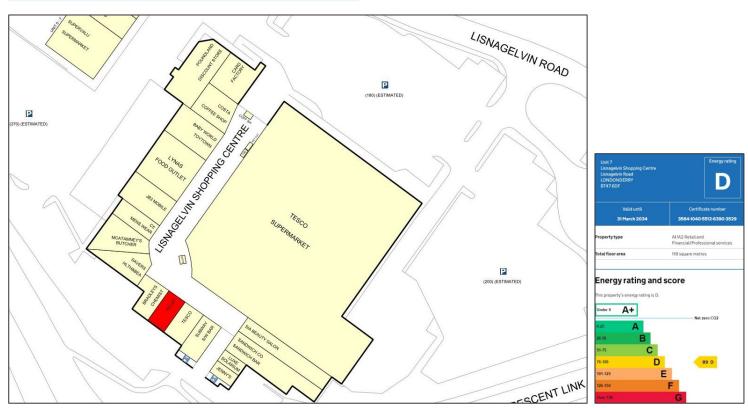
| Term | By Negotiation. |
|---|---|
| Rent | £22,500 pax, subject to contract. |
| Repairs | Tenant responsible for all repairs and maintenance to the demise. |
| Service Charge & Traders Association | Approximately £11,250 pax. |
| Buildings Insurance | Approximately £250 pax. |

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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Customer due diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and purchaser as outlined in The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 – <u>http://www.legislation.ov.uk/uksi/2017/692/made</u>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McCombe Pierce LLP. The information will be held in accordance with the General Data Protection Regulation (GDPR) on our client file and will not be passed to any other party, unless we are required to do so by law and regulation.