

# TO LET

## PRIME RETAIL UNIT



**UNIT 2 RIVERFRONT,  
100 - 114 STRAND ROAD,  
LONDONDERRY, BT48 7NR**

**Campbell Cairns**  
Commercial  
**028 9024 9024**

C.1191sqft

## LOCATION

Strand Road is one of Derry's busiest thoroughfares benefiting from a high volume of passing traffic.

The Riverfront is a popular development with retail and office occupiers including Suede Hair & Beauty, Primrose on the Quay, Invest NI, Kainos, Capita and The Coffeehouse.

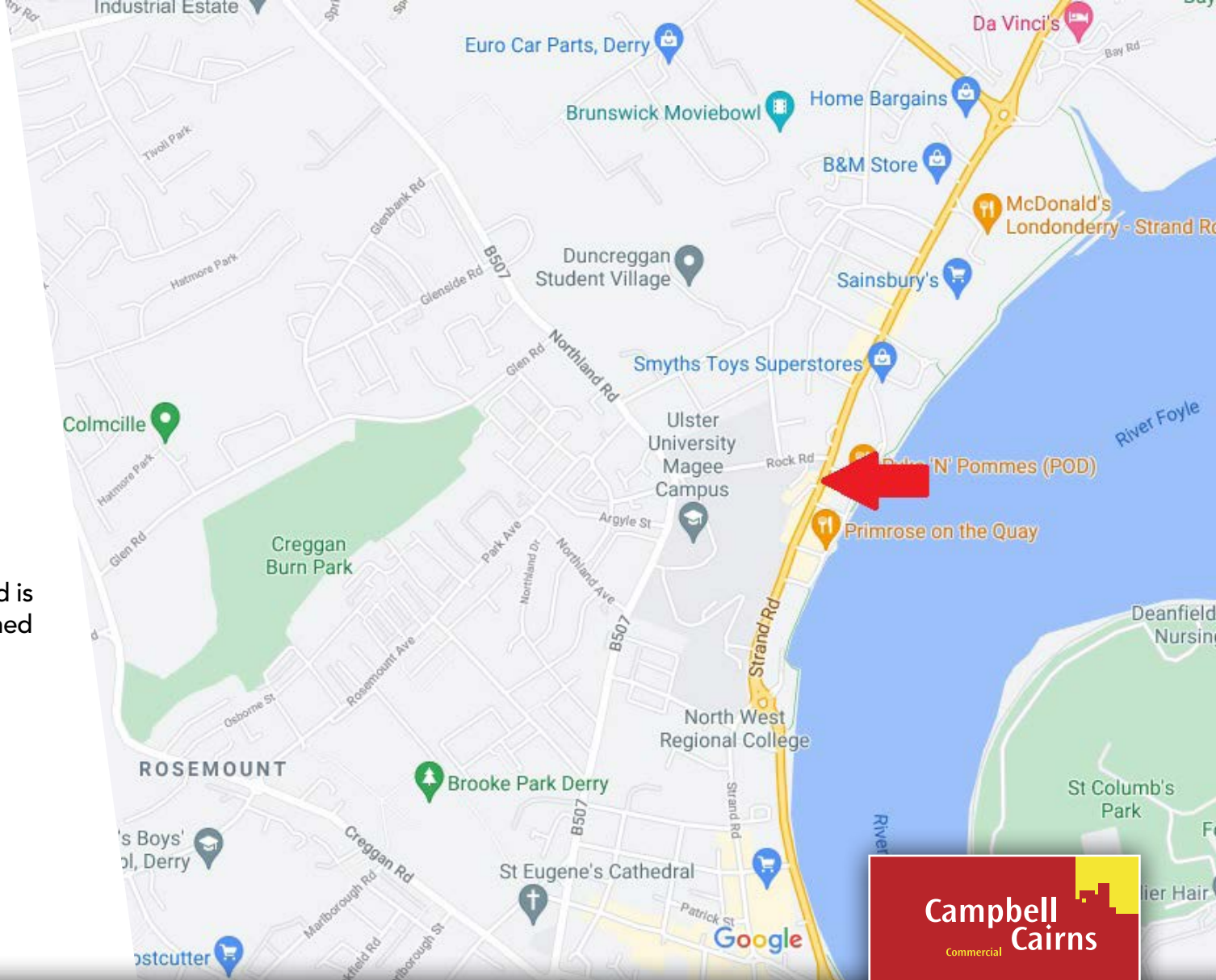
## DESCRIPTION

The subject unit occupies a prominent corner position within the Riverfront development and is beside a multi storey car park. The unit is finished to include a shop front, suspended ceilings, lighting, plastered & painted walls and WC.

Available immediately.

## ACCOMMODATION

Total Area: 1191 sq ft / 110.64 sq m



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## NAV

According to Land and Property Service the NAV of the unit is £16,300. Rate Pounding for 2021/22 is £0.588537 therefore the annual rates bill is approximately £9,593.

## LEASE DETAILS

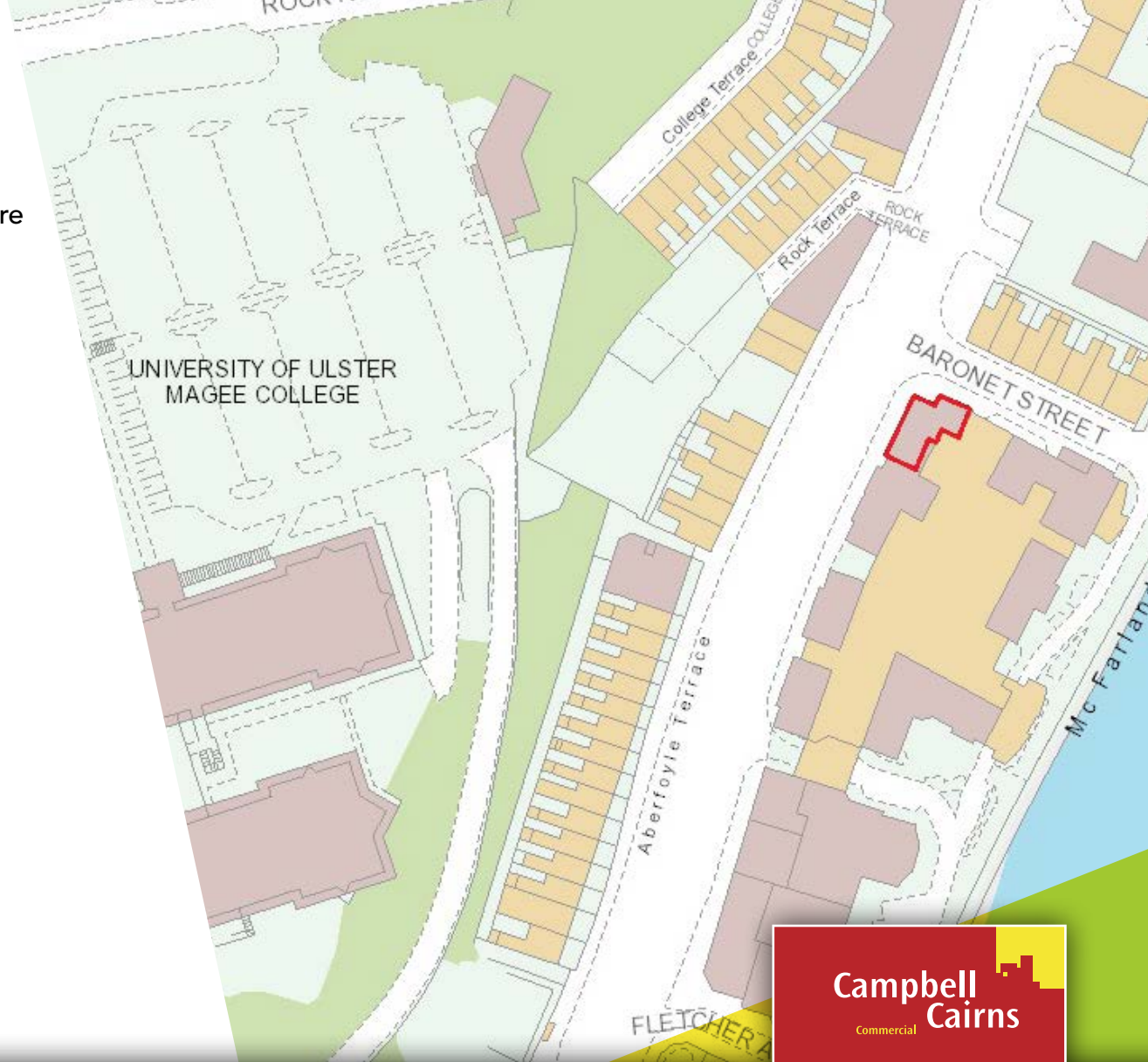
Rent	£16,000 per annum exclusive
Term	Minimum 10 year lease with a rent review at Year 5
Repair	Full repairing and insuring by way of service charge recovery

## VIEWING

Strictly by appointment through Campbell Cairns  
(Tel 028 9024 9024)

## VAT

Prices, outgoings and rent do not include VAT which may be chargeable.



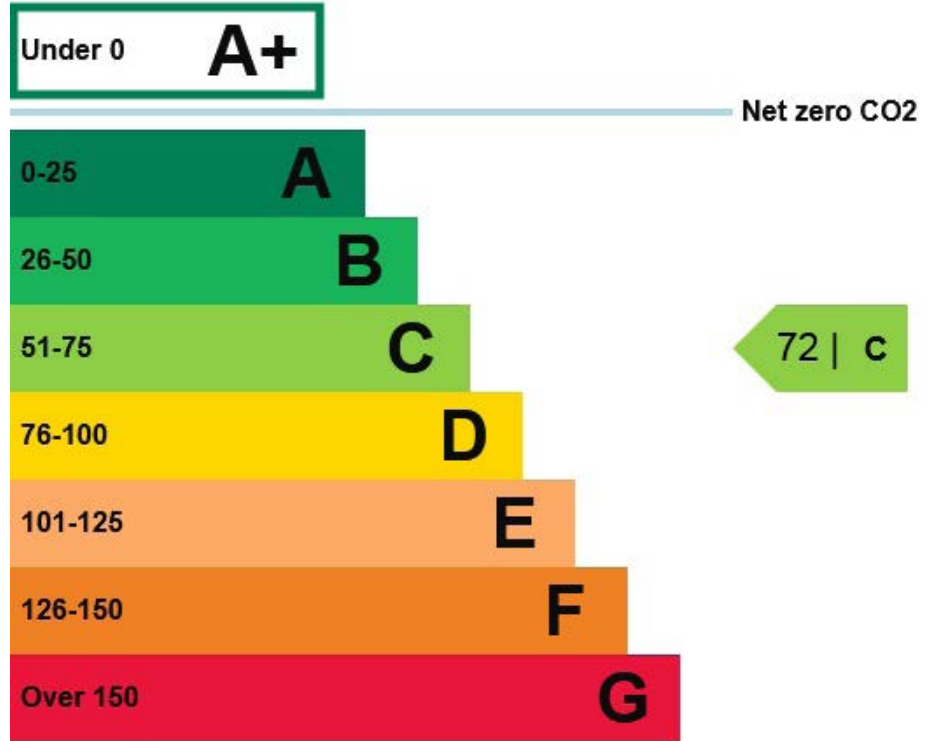
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## EPC



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