

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.

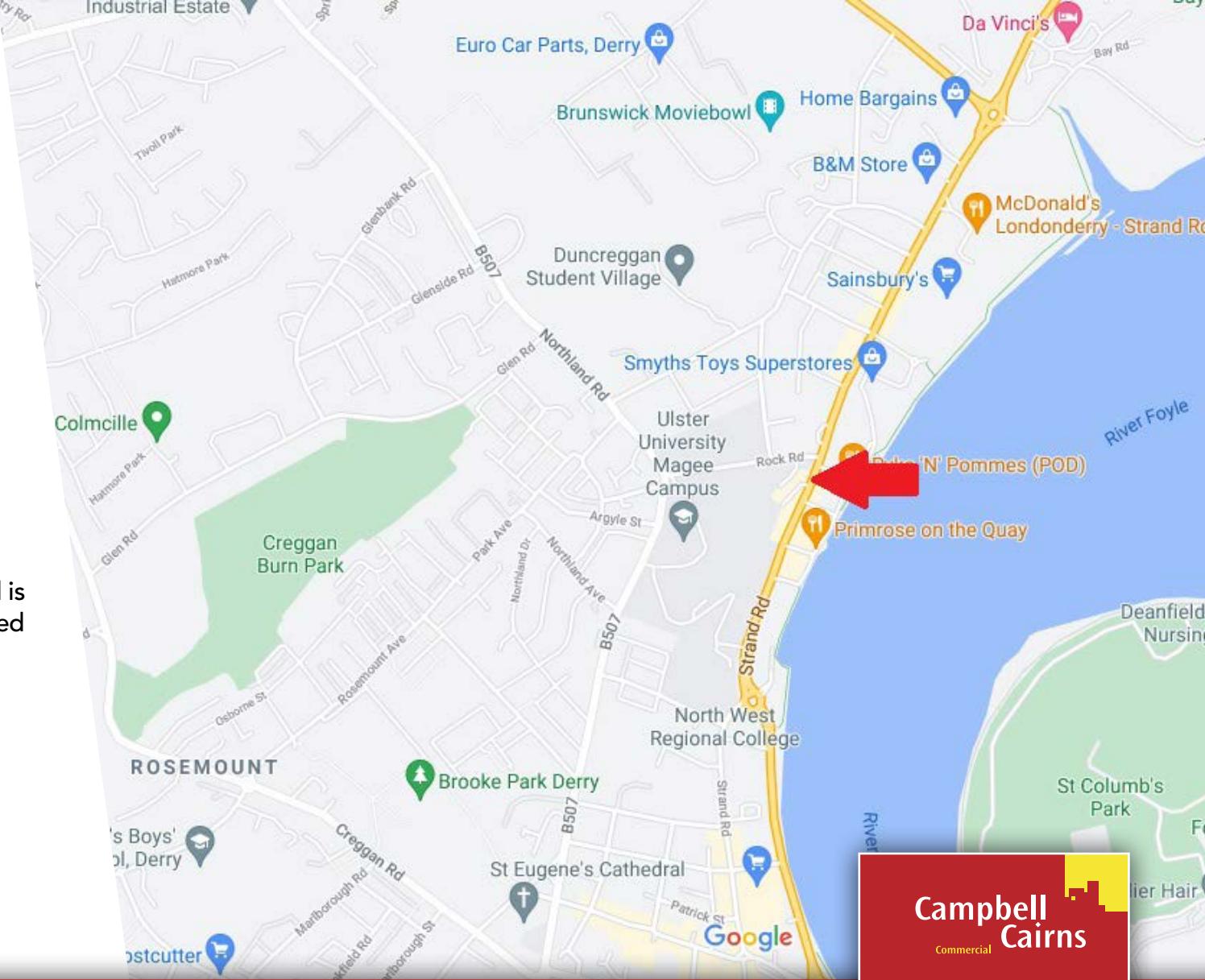
DESCRIPTION

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 Poundage for 2021/22 is £0.588537 therefore the annual rates bill is approximately £9,593.

LEASE DETAILS

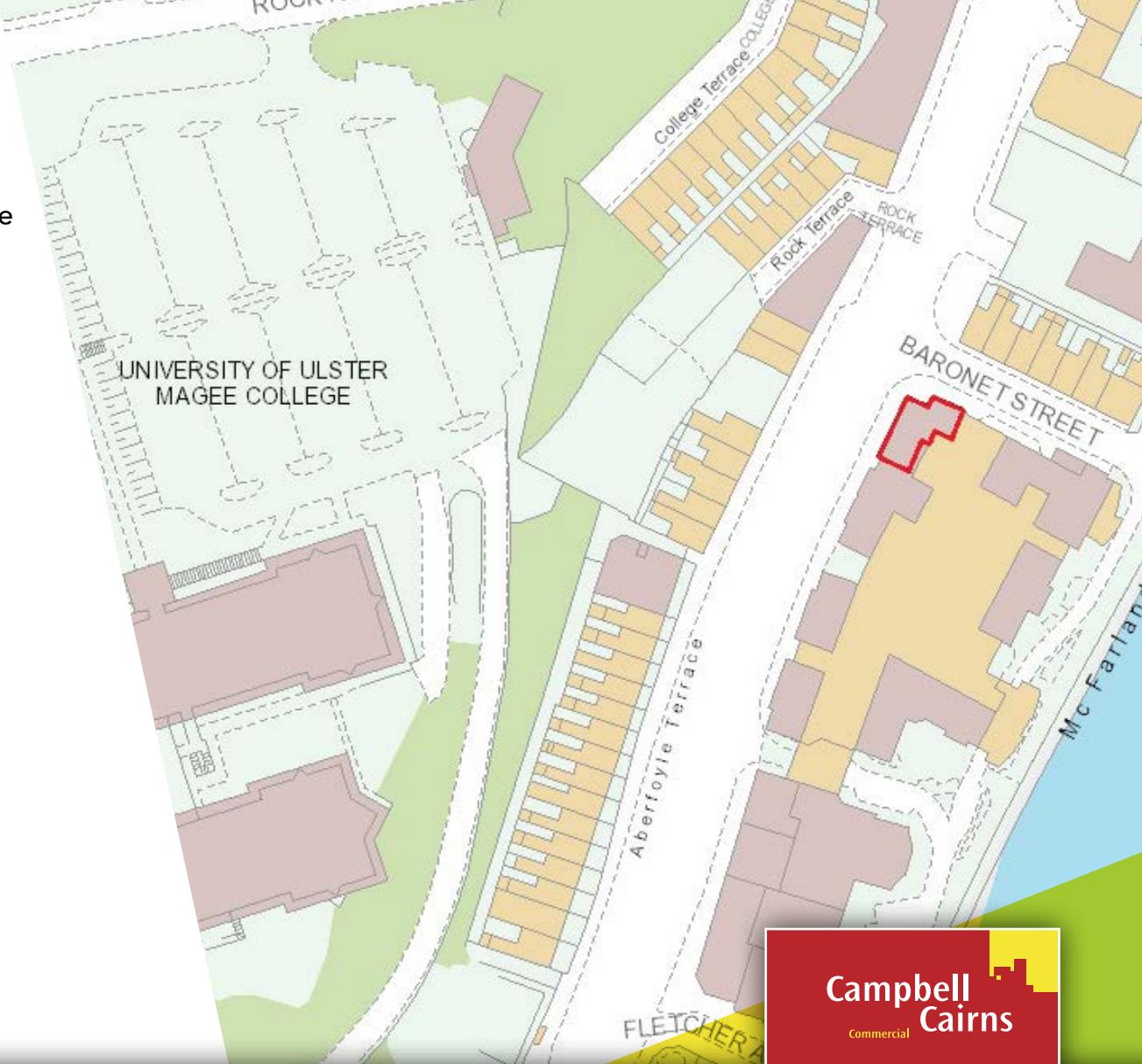
Rent	£16,000 per annum exclusive
Term	Minimum 10 year lease with a rent review at Year 5
Repair	Full repairing and insuring by way of service charge recovery

VIEWING

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

VAT

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



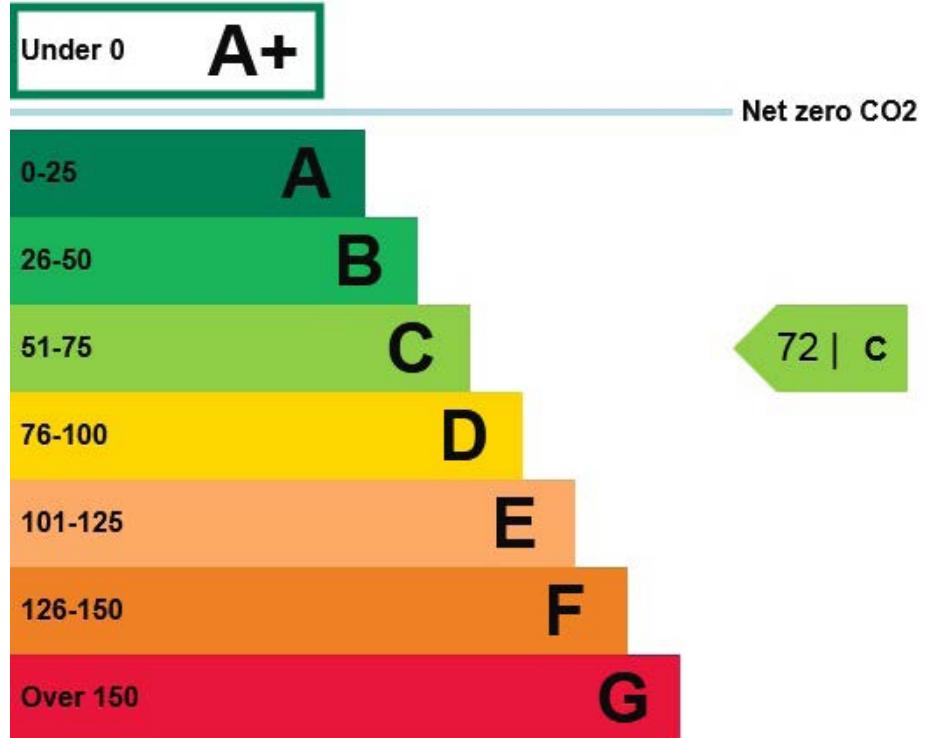
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EPC



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