



PRIME LARGE RETAIL UNIT

Property Highlights

- Bustling shopping centre anchored by a Tesco Superstore with other key retailers such as Poundland, Savers, Costa, Card Factory, Lynas Food and McAtamney's.
- c.487 free car parking spaces.
- Positioned directly opposite Tesco and extending to approx. 5,325 Sq Ft (494.74 Sq M).
- Fully fitted requiring minimal expenditure.
- Immediately available.

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Unit 13B
Lisnagelvin Shopping Centre
Londonderry
BT47 6DF

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, Lynas Food and McAtamney's 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.

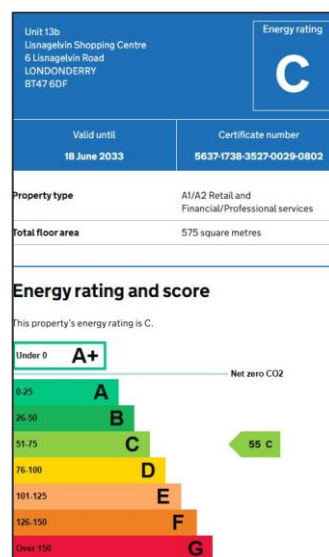
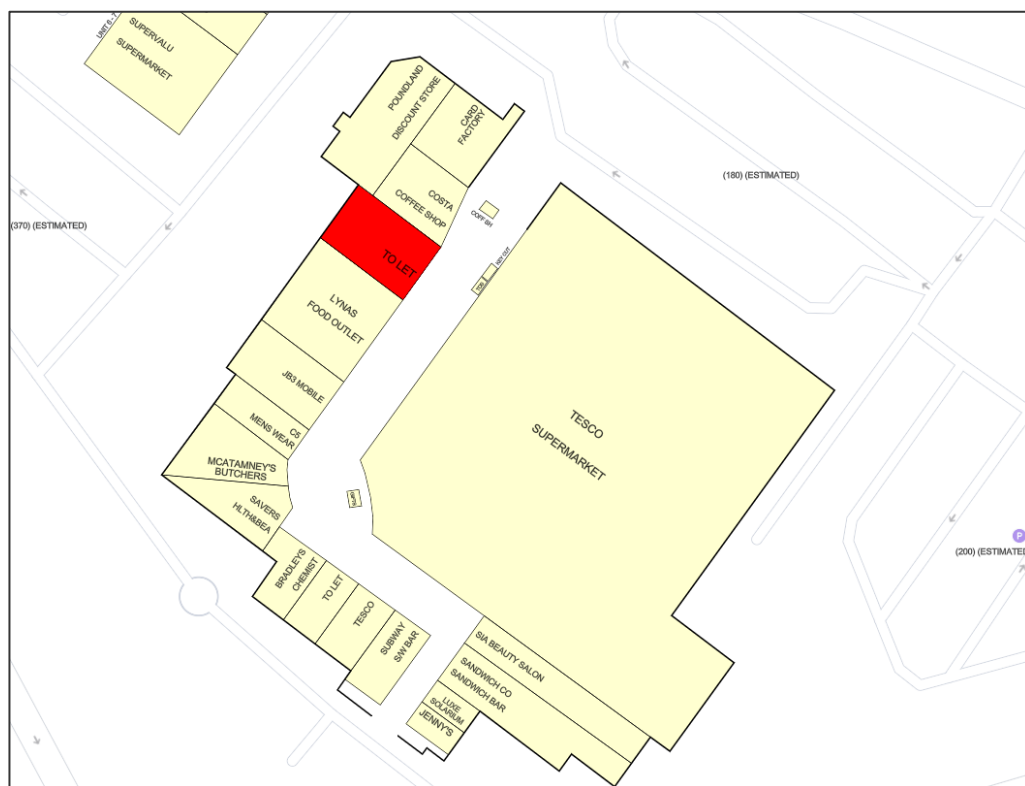
Fully fitted unit arranged over two floors positioned directly opposite Tesco and adjacent to the centre's main entrance.

Description	Sq Ft	Sq M
Ground Floor Retail Sales	4,880	453.37
Lower Ground Floor Ancillary	445	41.37

Term	By Negotiation.
Rent	£64,500 pax, subject to contract.
Repairs	Tenant responsible for all repairs and maintenance to the demise.
Service Charge & Traders Association	Approximately £46,550 pax.
Buildings Insurance	Approximately £1,450 pax.

Rates payable 2025/26 approximately £29,255.

We are advised that the premises are elected for VAT.



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