



## 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. 2,040 Sq Ft (189.52 Sq M).
- Fully fitted requiring minimal expenditure.
- Immediately available.

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# TO LET

**Unit 6**  
**Lisnagelvin Shopping Centre**  
**Londonderry**  
**BT47 6DF**

## Location

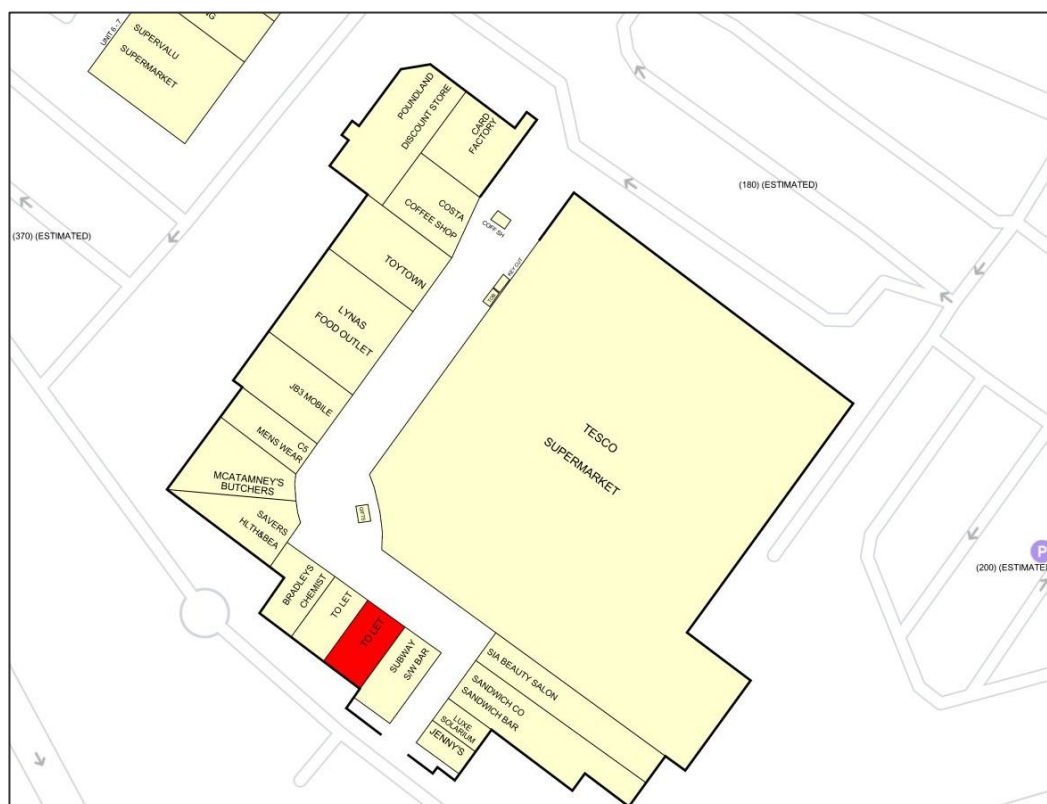
Londonderry is Northern Ireland's second largest city with a population of c.85,000 people (2021 Census) and a metropolitan population of c.250,000 people located approximately 70 miles north west of Belfast. The city is the principal administrative, economic, educational and tourist hub for the north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

| Description  | Sq Ft | Sq M   |
|--------------|-------|--------|
| Ground Floor | 2,040 | 189.52 |



## Lease Details

|                                                 |                                                                   |
|-------------------------------------------------|-------------------------------------------------------------------|
| <b>Term</b>                                     | By Negotiation.                                                   |
| <b>Rent</b>                                     | £42,500 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 £14,550 pax.                                        |
| <b>Buildings Insurance</b>                      | Approximately £450 pax.                                           |

## Non Domestic Rates

Rates payable 2025/26 approximately £16,260.

## VAT

We are advised that the premises are elected for VAT.

|                                                                                      |               |                                                |
|--------------------------------------------------------------------------------------|---------------|------------------------------------------------|
| Unit 6<br>Lisnagelvin Shopping Centre<br>Lisnagelvin Road<br>LONDONDERRY<br>BT47 6DF |               | Energy rating<br><b>C</b>                      |
| Valid until                                                                          | 31 March 2034 | Certificate number<br>3831-6005-5707-2623-6860 |
| Property type<br>A1/A2 Retail and<br>Financial/Professional services                 |               |                                                |
| Total floor area                                                                     |               | 182 square metres                              |
| Energy rating and score                                                              |               |                                                |
| This property's energy rating is C.                                                  |               |                                                |
| Under 0 <b>A+</b>                                                                    |               | Net zero CO2                                   |
| 0-25                                                                                 | <b>A</b>      |                                                |
| 26-50                                                                                | <b>B</b>      |                                                |
| 51-75                                                                                | <b>C</b>      | 53 C                                           |
| 76-100                                                                               | <b>D</b>      |                                                |
| 101-125                                                                              | <b>E</b>      |                                                |
| 126-150                                                                              | <b>F</b>      |                                                |
| Over 150                                                                             | <b>G</b>      |                                                |

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