

## To Let – Retail Premises

2,683 sq ft (249.26 sq m)

11 Shipquay Street, Londonderry, BT48 6DE

- Prominent central location
- Available for immediate occupation

### Location

The unit is situated directly in front of the Richmond Shopping Centre on Shipquay Street. Shipquay Street is located in the centre of Londonderry and nearby retailers include Sports Direct, Caffè Nero, Primark and New Look.

### Description

Ground floor lock up shop unit with upper floor ancillary areas.

### Accommodation

The unit extends to the following approximate floor area:

**TOTAL**                      *2,683 sq ft (249.26 sq m)*

### Rates

NAV	£11,900
Rates Payable (Per Annum)	£7,233

Interested parties should verify these figures with the Local Authority.



### Planning

A2/A1

### Rent / Lease Terms

The property is available by way of an assignment of the existing lease expiring 31 December 2020. Alternatively the property may be made available by way of a new sub-lease.

### Rent

Rent on application.

### VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

### EPC

Rating – F

Further detail on request

### Viewing and further information

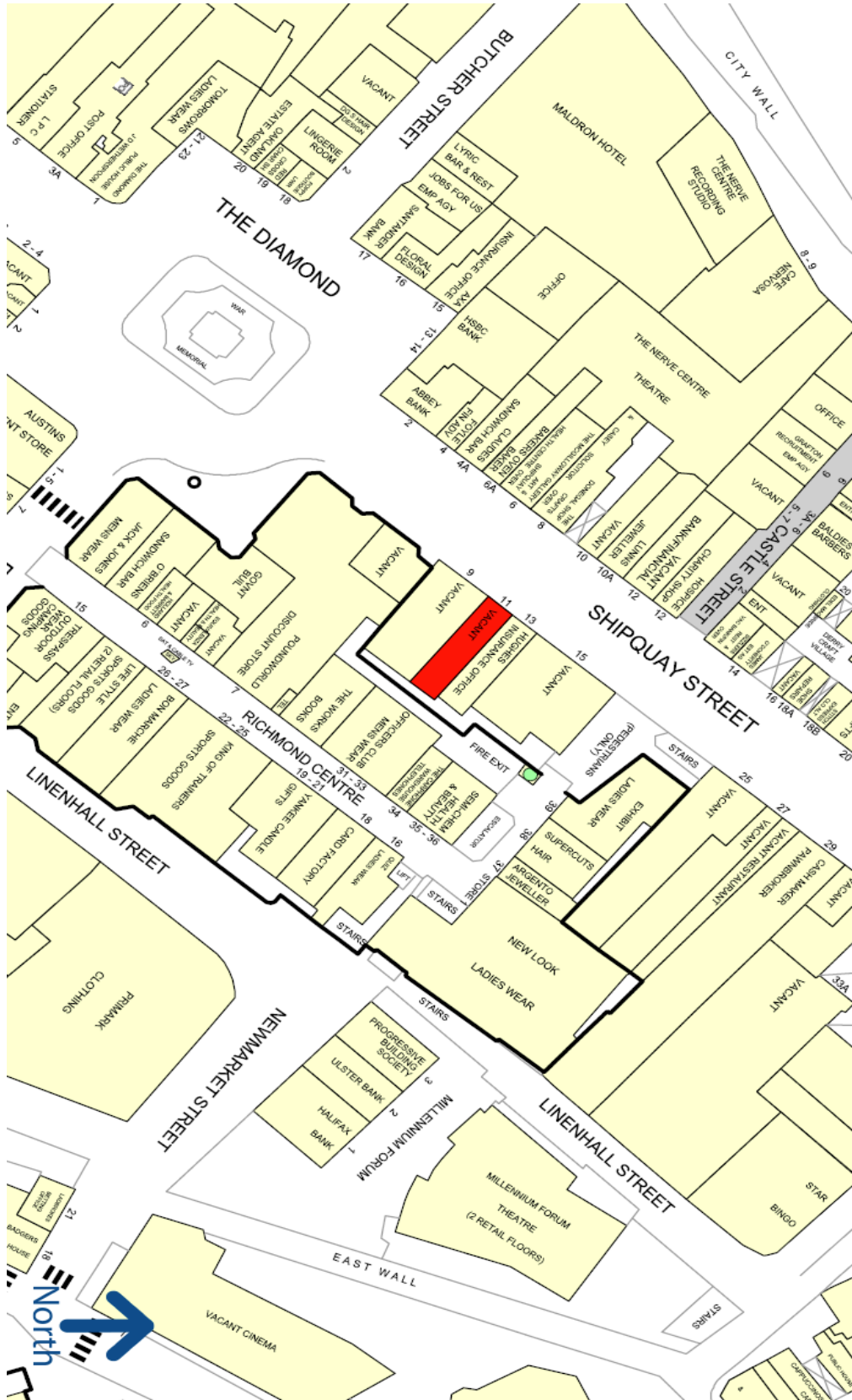
By appointment through Sole Agents GL Hearn.

**Adam Hanline**  
+44 (0)20 7851 2157

[Adam.hanline@glhearn.com](mailto:Adam.hanline@glhearn.com)

**David Slatter**  
+44 (0)20 7851 2594

[david.slatter@glhearn.com](mailto:david.slatter@glhearn.com)



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