



To Let Commercial Premises

Gateway Studio, Glendermott Road,
Londonderry, BT47 6BG



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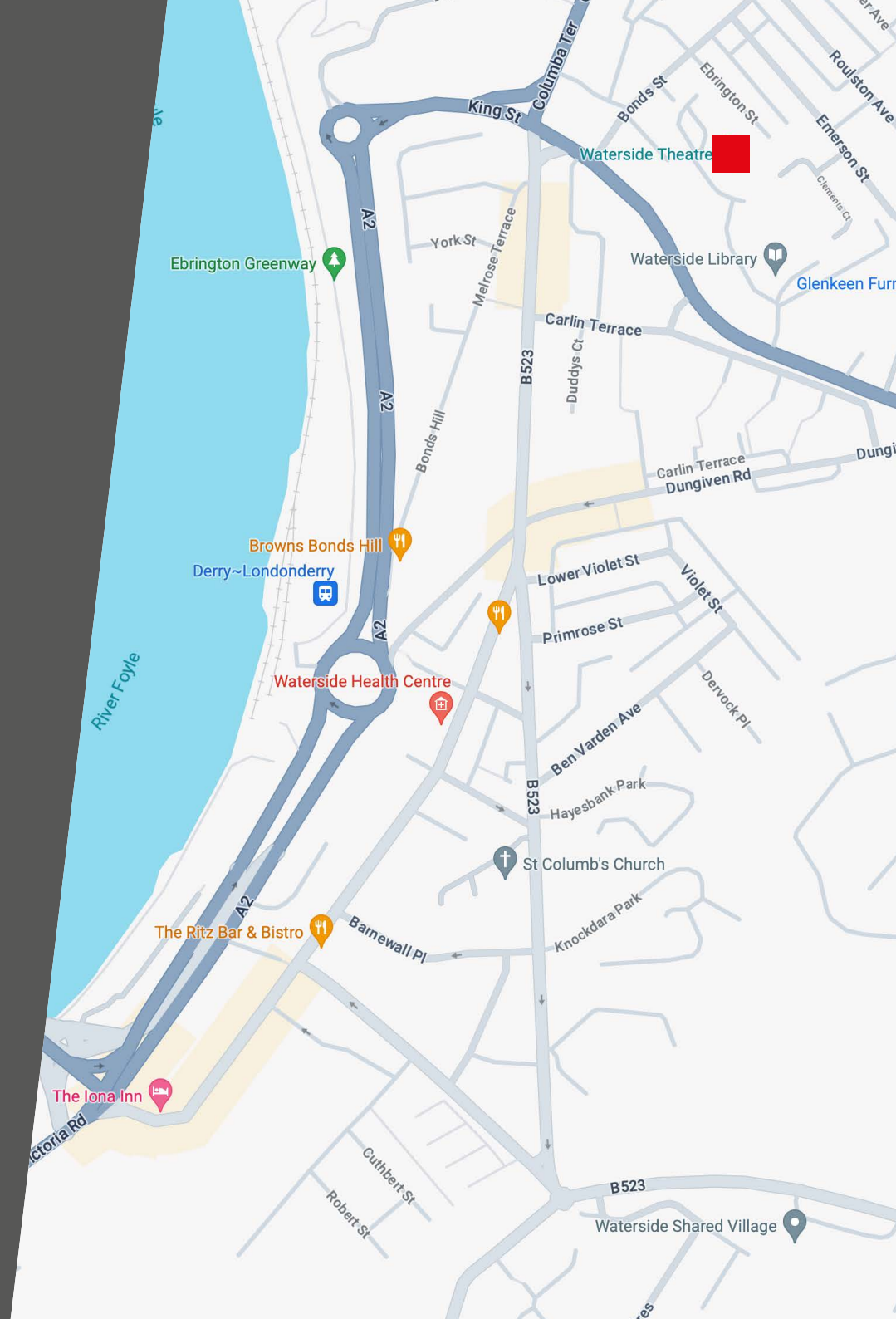
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Summary

- Situated in the Waterside area of Derry/Londonderry fronting Glendermott Road
- Self-contained commercial building benefitting from onsite car parking.
- Commercial accommodation extending to c. 1,700 sq ft.
- Suitable for a variety of commercial uses subject to any statutory planning consents.

Location

The subject premises are located in the Waterside area of Derry/Londonderry, the second largest city in Northern Ireland with a population of approximately 84,000 persons. The area benefits from an excellent road infrastructure and public transport facilities, provided by train and bus as well as Londonderry Port and the City of Derry Airport. The subject is located on Ebrington Street off Glendermott Road, the main arterial route leading to the city centre benefiting from a high volume of passing vehicular traffic and extensive road frontage. The immediate surrounding area comprises a mix of residential dwellings and commercial occupiers to include, Ebrington Centre, The Foyle Health and Social Services Trust and Spar.



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Description

The property comprises a commercial suite extending to approximately 1,700 sq ft located on the ground floor, with the benefit of a large underground storage area of approximately 1,000 sq ft included in the letting.

Standalone single storey commercial building. The property benefits from c. 100 car parking spaces

Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Description	Sq. Ft	Service Charge PA
Ground Floor	1,700	£750
Basement store	1,000	
Total approximate NIA:	2,700	

Rates

To be assessed.

*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Lease

Length of lease by negotiation

Rent

Inviting offers in the region of £15,000 per annum

Repair

Tenant responsible for interior repairs and exterior repairs by way of service charge.

VAT

All figures quoted are exclusive of VAT, which may be payable.

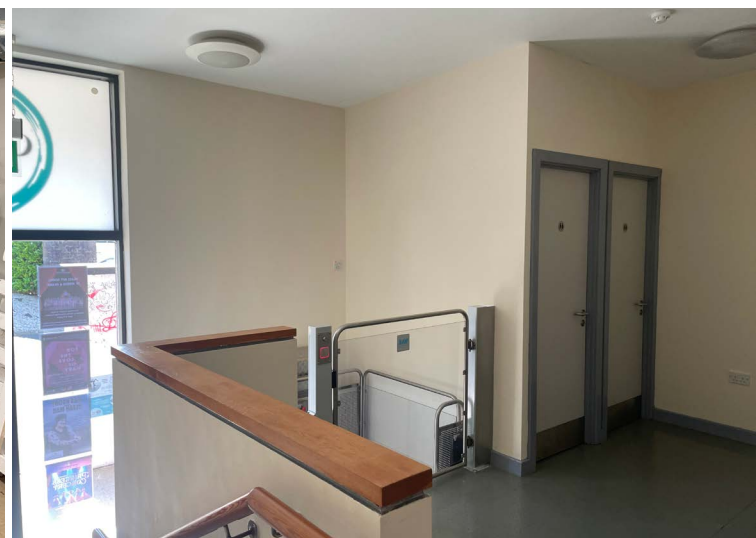
Viewing

Strictly by appointment with the joint letting agents:

Frazer Kidd

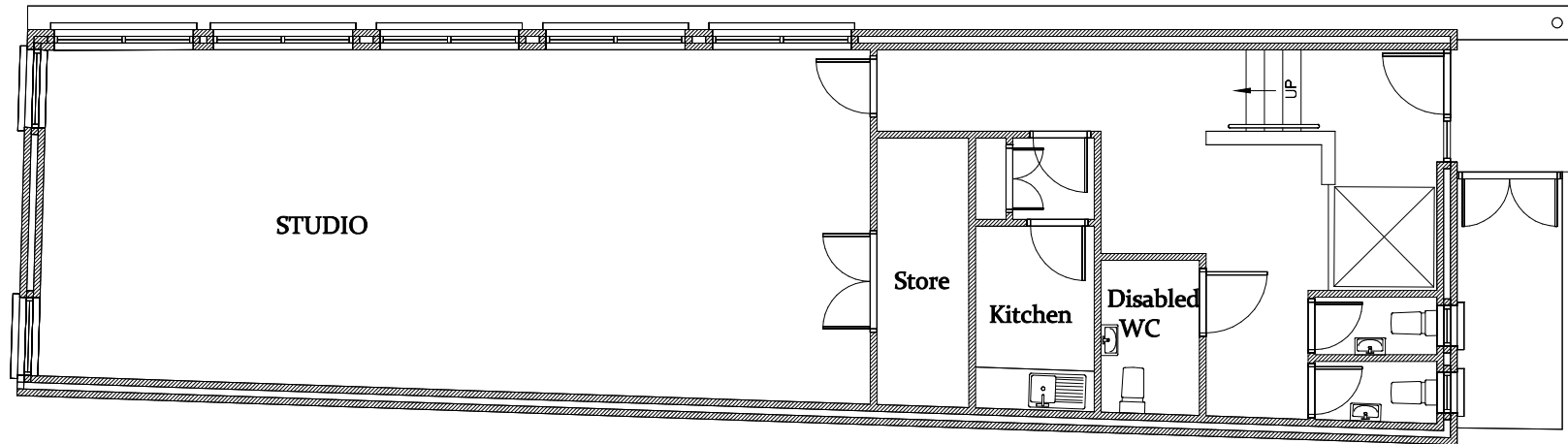
028 9023 3111

mail@frazerkidd.co.uk

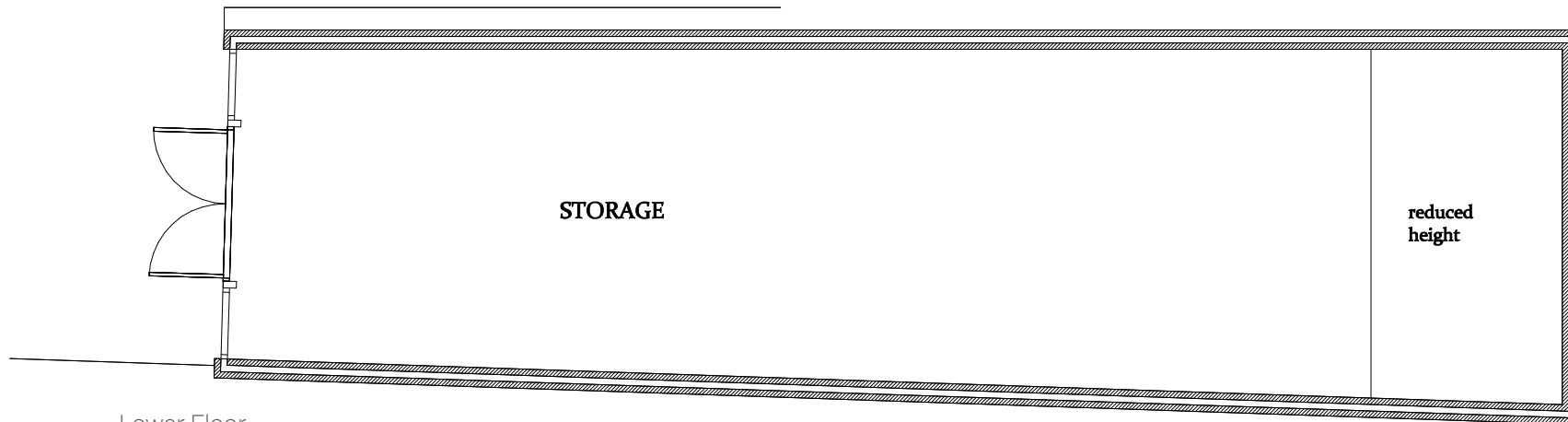


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Ground Floor



Lower Floor



For further information please contact joint agents:

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