



# MCCONNELL

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

## 028 90 205 900

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PRIME RETAIL UNIT



## TO LET

### Prime Retail Unit

**9 Ferryquay Street  
Derry / Londonderry  
BT48 6JA**



**High Profile Location  
Directly Opposite Richmond Centre  
Entrance**

**Ground floor c.1,010 sq ft  
Plus Upper Floor Ancillary  
Accommodation**



The Independent  
Commercial Property  
Consultants Network

MONTGOMERY HOUSE,  
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

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E: [info@mcconnellproperty.com](mailto:info@mcconnellproperty.com)



**Location**

Derry / Londonderry is Northern Ireland's second city, situated some 70 miles from Belfast close the border with Donegal. With a population in excess of 110,000, the city is the economic centre and principal shopping location of the North West of the island.

The unit is located in a highly prominent location on Ferryquay Street, directly opposite a main entrance to the Richmond Centre; a few yards from the Diamond; and a very short walk from the city's main shopping centre, Foyleside.

The property is situated between Nationwide Building Society and Specsavers, and other major retailers in the immediate vicinity include Trespass Outdoor, Poundland, Superdrug and 3 Store.

**Accommodation**

The ground floor retail unit is fitted out with wood style laminate flooring, suspended ceiling with recessed spot lighting and some wall mounted racking.

Frontage	19' 5" (5.9m)
Ground Floor Retail	c. 1,010 sq ft (93.8 m2)
First Floor Ancillary	c. 1,061 sq ft (98.6 m2)
Second floor Ancillary	c. 646 sq ft (60 m2)
Third Floor Ancillary	c. 657 sq ft (61 m2)





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### Lease

The property is available on a new Full Repairing & Insuring Lease

### Term

Lease term is negotiable subject to a minimum 3 years

### Rental

Negotiable

### Rates

The tenant will be responsible for payment of Business Rates. NAV is £32,100 Rates Payable 2020/21 estimated at £18,708 pa (Source: LPS NI Online Database - interested parties are advised to make their own enquiries)

### VAT

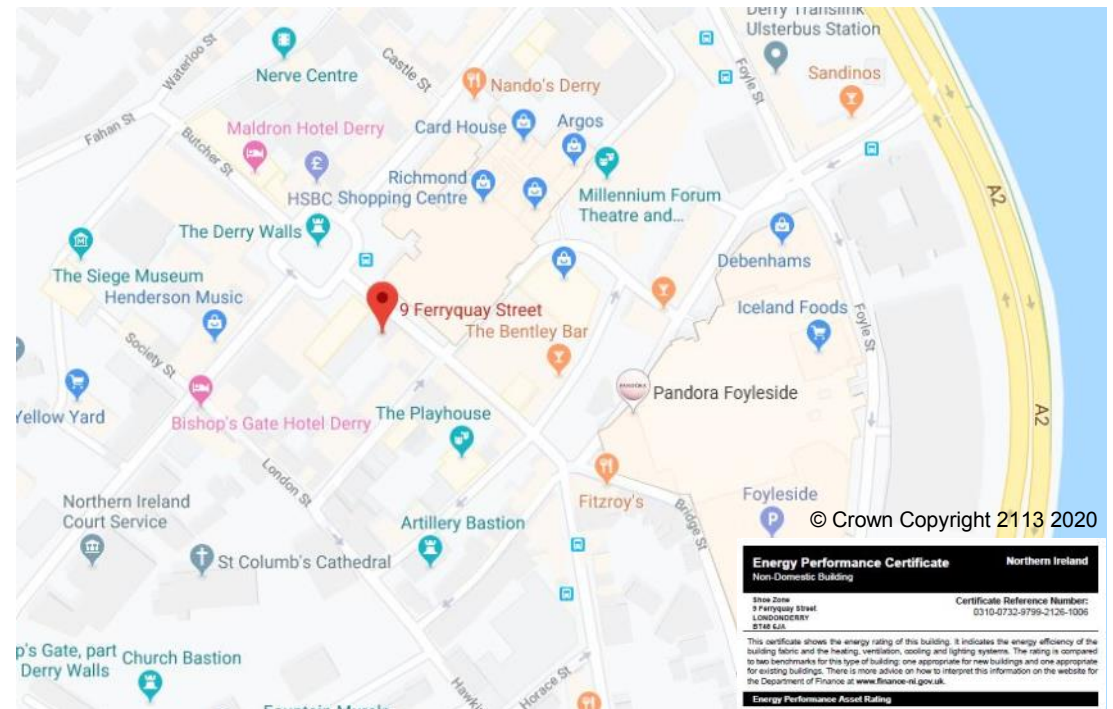
All prices, rentals and outgoings are quoted net of VAT which may be chargeable

### Plans

CAD and PDF Drawings are available on request

### Timescale

The property is available immediately upon concluding legal formalities



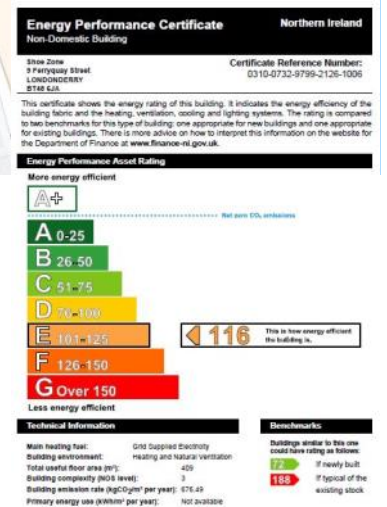
**EPC** E116

### Viewing & Further Information:

Please contact Rory McConnell or Katie McConnell

McConnell Chartered Surveyors

+44(0)28 90 205 900



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