



## Prime Retail/ Restaurant Premises

### Property Highlights

- Prime ground floor retail / restaurant opportunity situated on the corner of the very busy Strand Road with Clarendon Street.
- Neighbouring occupiers include Tesco, Quayside Shopping Centre, Saffron Restaurant, Guapo and the new Holiday Inn Express.
- For Sale with vacant possession.
- Consideration will be given to leasing the property.

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# FOR SALE/ TO LET

## 59-61 Strand Road, Derry-Londonderry, BT48 7BN

### Location

Derry is located approx. 70 miles northwest of Belfast and 31 miles southwest of Coleraine. Due to its strategic location on the border with Donegal, the City benefits from substantial cross border trade. The City is a major administration centre and benefits from an expanding University and a substantially increasing tourism business.

The property is prominently located on the corner of Strand Road and Clarendon Street, directly opposite Tesco and Quayside Shopping Centre. Other neighbouring occupiers include Saffron Restaurant, Pyke 'N' Pommies, Guapo and the new Holiday Inn Express.

### Description & Accommodation

The property is an amalgamation of two units, arranged mainly at ground floor, providing the following approximate dimensions and areas:

Description	Sq Ft	Sq M
Frontage and internal width:	46	14.02
Ground Floor Retail:	2,479	230.30
Ground Floor Store:	567	52.67
First Floor Office	238	22.11
<b>Total Area:</b>	<b>3,284</b>	<b>305.08</b>

### Lease Details

<b>Term</b>	By Negotiation.
<b>Rent</b>	£45,000 per annum exclusive.
<b>Repairs</b>	Full Repairing Terms.
<b>Buildings Insurance</b>	Tenant to reimburse the Landlord in respect of the buildings insurance.

### Title

The property is held freehold. The upper floors have been sold separately by way of a 999 year long leasehold interest.

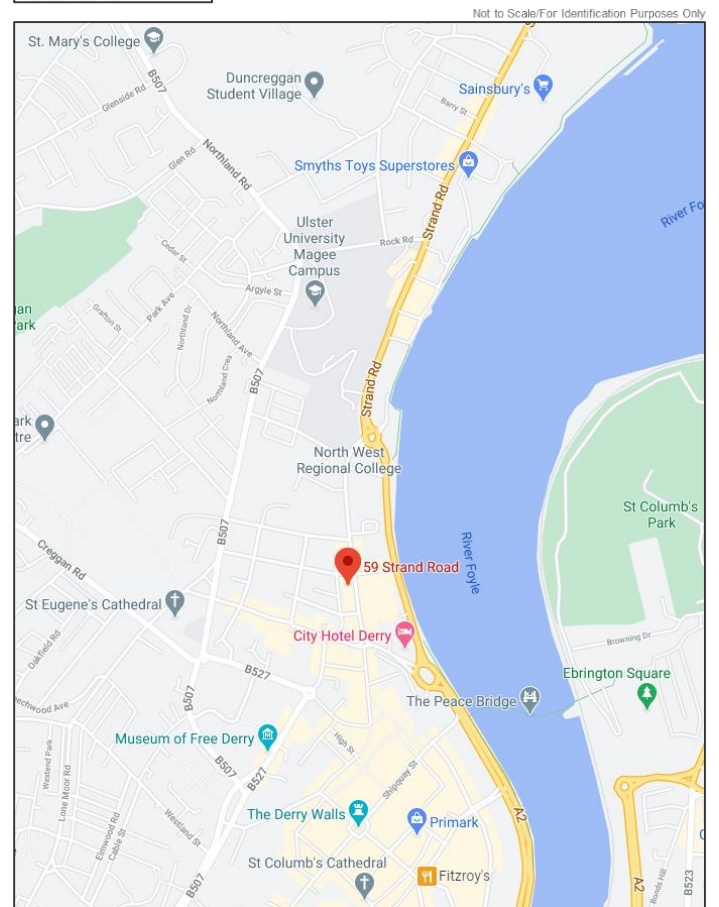
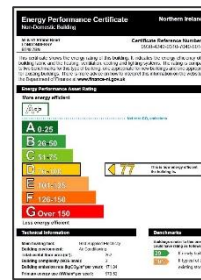
### Price

Offers are invited in excess of £500,000 exclusive, subject to contract.

### VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.

### EPC



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