



Our business is helping your business.  
Commercial Property Agents.

028 3835 0888

## TO LET

### **Modern Ground Floor Shop With Stores and Service Access**

Adjacent to Richmond Centre, the unit offers good clear open retail floor space in the heart of Derry City Centre.

### **Accommodation**

Ground Floor Gross  
Internal Area 3,654 sq ft.



### **Lease Terms**

Available on a 10 year lease incorporating a rent review at fifth anniversary. Tenant responsible for repairs, cost of insurance and rates.

### **Rateable Value**

£40,100

### **Rent**

£40,000 per annum plus vat if applicable.

### **Viewing**

By Appointment with Agent

Tom Magee Commercial Property Agents

Lismore House, 23 Church St, Portadown, Craigavon, Co Armagh, BT62 3LN

T: 028 3835 0888 E: [info@tommagee.co.uk](mailto:info@tommagee.co.uk)