

## Unit 5 Meenan Square, Derry



### Retail

## Asking Rent - £520 per month

- Affordable retail unit.
- Ideally Located within the retail complex 'Meenan Square', within close proximity to Derry City.
- Net Internal Area of c. 875 sq ft (c. 81.29 sq m)
- The property could be used for a number of commercial uses, subject to planning.
- Available immediately.
- Flexible terms available—up to 9 month licence.

### Net Internal Area

**Total Area:**  
c. 875 sq ft      c. 81.29 sq m

**Retail Area:**  
c. 811 sq ft      c. 75.45 sq m

**Kitchen:**  
c. 41 sq ft      c. 3.81 sq m

**Store:**  
c. 23 sq ft      c. 2.13 sq m



**RICS**



### Lease Details

**Fee:**  
£520 per month

**Term:**  
Terms Negotiable

**Rent Reviews:**  
Every 3 years

**Rates:**  
Tenant Responsible

**Insurance:**  
Landlord to insure, tenant to reimburse

**Repairs:**  
Full repairing agreement

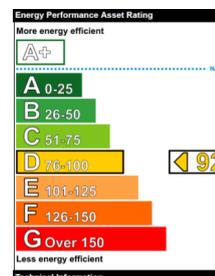
**VAT:**  
All outgoing and rentals are quoted exclusive of but may be liable to VAT

**NAV:**  
£3,450

**Non-Domestic Rate in £:**  
0.568776

**Viewing:**  
Strictly by appointment through agent

### EPC:



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