



TO LET

## Prominent Retail Unit

**14 Market Street, Limavady, BT49 0AA**

- The property is available to let
- Prominent position located on Market Street
- Comprising three floors of retail accommodation suitable for a variety of uses subject to planning
- Neighbouring occupiers include Superdrug, O2, Cloth & Clay, Card Factory, Peacocks and Marshall Howe

## Location

Located in the bustling centre of Limavady, the unit is located on Market Street, the town's main commercial thoroughfare, offering high visibility and consistent footfall.

Surrounded by a mix of established retailers, cafés, and local services, this prominent retail opportunity provides an excellent opportunity for businesses looking to thrive in a busy and accessible location.

With convenient parking, strong local trade, and close proximity to key amenities, Market Street is perfectly positioned to support a successful retail presence.

## Description

The property is fully fitted and finished to a high standard. Extending over three levels, the accommodation is well-configured for a range of retail uses.

The subject unit is accessed from the pedestrianised Market Street and can be accessed via the rear entrance onto Central Car Park.

## Rates

We have been advised by the Land and Property Services of the following rating information:

**Net Annual Value:** £27,700  
**Estimated Rates Payable 2025/26:** £16,758

## Accommodation

Description	Sq Ft	Sq M
Ground Floor	2,046	190
First Floor	1,577	146
Second Floor	1,872	174
<b>Total</b>	<b>5,495</b>	<b>510</b>

*Please note these floor areas are as per the original on site measurements and are for guidance purposes only. Parties must satisfy themselves as to the accuracy of same.*



## LEASE DETAILS

**Term:** 10 years  
**Rent:** £40,000 per annum exclusive  
**Rent Review:** 5 yearly  
**Insurance:** The tenant will be responsible for reimbursing the landlord for the cost of building insurance.

## VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

## EPC

B38. Full EPC certificate available on request.

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