

# To Let Retail Unit

14 Castle Street, Strabane, BT82 8AF

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028 9091 8859  
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### Location

Strabane is located in the North West of Northern Ireland on the border of County Donegal. It is c.15 miles south of Derry/ Londonderry and is c.19 miles north of Omagh, easily accessed via the A5 carriageway. Strabane has a population of c.13,506 but serves a much wider area, benefitting from strong cross border trade. The retail offer within Strabane is impressive with the subject unit occupying a prominent position along Castle Street in Strabane town centre. Nearby occupiers include Savers, Subway, B&M, Caffe Nero, O2 and Boots.

### Description

This self-contained retail unit is currently fitted to a high standard on the ground floor and benefits from first floor ancillary accommodation. The property has a secure service yard to the rear and extends to the following approximate floor areas:

	Sq Ft	Sq M
Ground Floor	1,526	142
First Floor	437	41
<b>Total</b>	<b>1,963</b>	<b>183</b>

### Lease Details

Rent: £17,500 per annum exclusive  
 Term: 10 years  
 Rent Review: Year 5 upwards only to open market value  
 Repairs: Effective FRI lease  
 Insurance: The tenant will reimburse the landlord the cost of insuring the property

### Ratable Value

The following have been obtained from Land and Property Services:

Net Annual Value: £12,200

Rate £25/26: £0.694893

Rates Payable: £8,478 per annum approximately

Interested parties are advised to make their own enquiries of the Local Authority for verification purposes.

### VAT

The figures quoted are exclusive of, however may be subject to VAT.

### EPC

Copy of the EPC certificate will be available upon request



For viewing appointments  
please contact:

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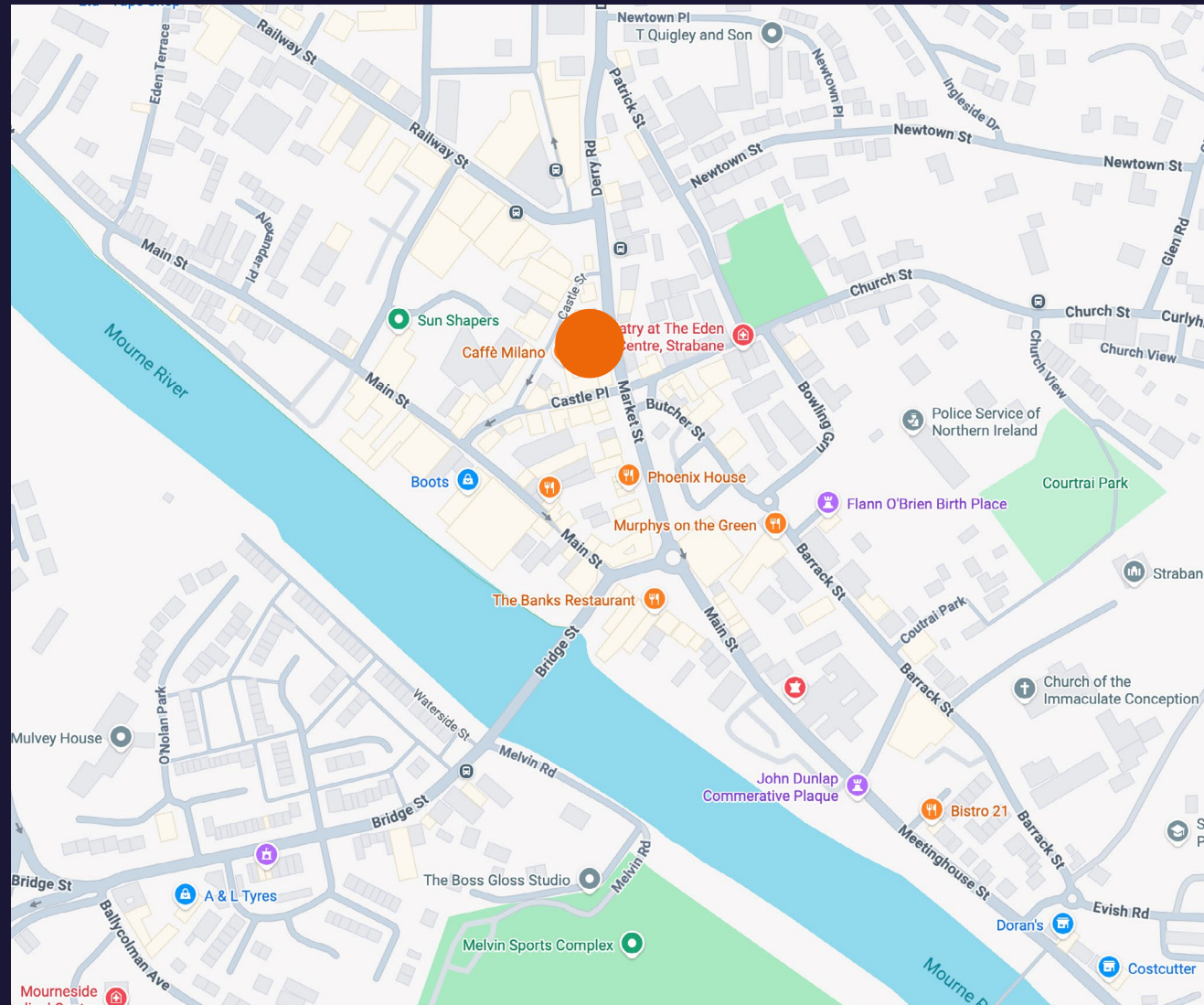
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