



# TO LET

Open Class 1 Retail Units

## Strabane Retail Park, Railway Street, Strabane





FOR IDENTIFICATION  
PURPOSES ONLY

## LOCATION

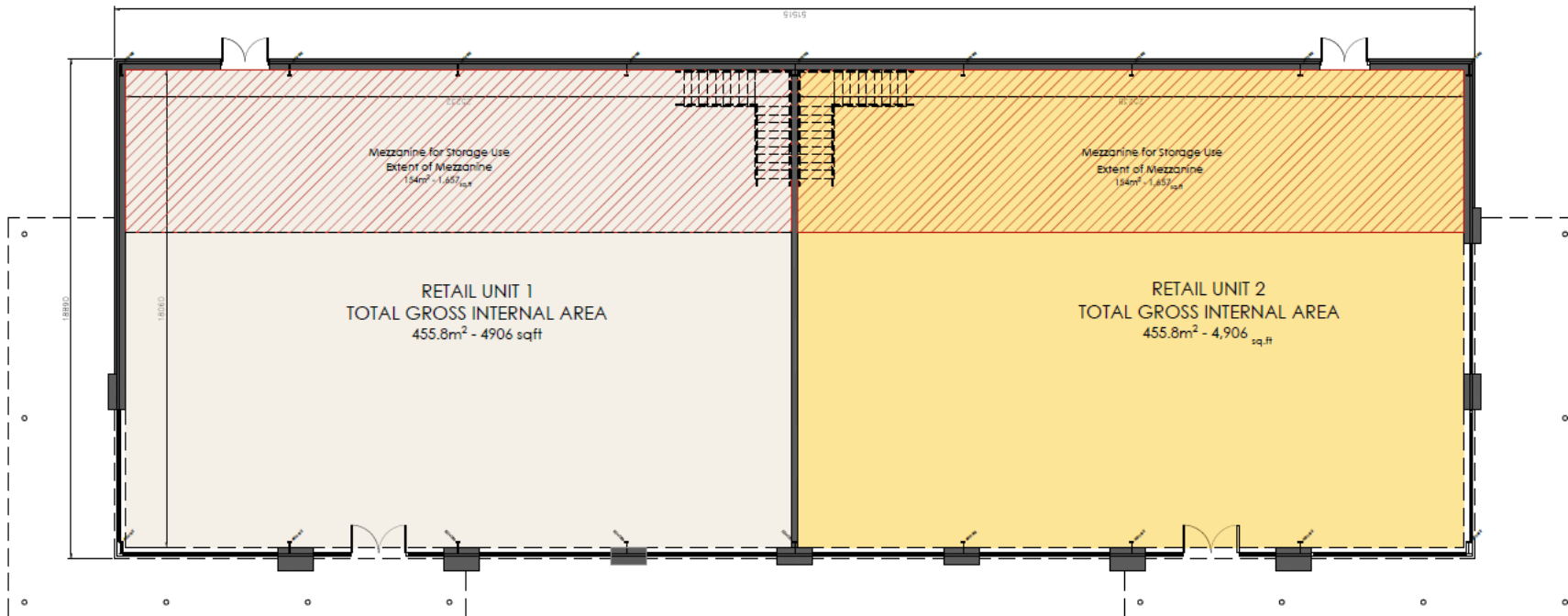
Strabane is a major town with a population in excess of 40,000 people. The town is c. 18 miles north west of Omagh and c. 10 miles south west of Londonderry. Strabane is also located c. 2 miles from the Republic of Ireland and benefits from high levels of cross border trade.

The park is accessed from the A5 off the Railway Street roundabout.

## DESCRIPTION

The property will comprise a stand alone retail terrace of c. 10,000 sq ft directly adjacent to a new 25,000 sq ft Lidl Store.

Neighbouring retailers include Asda, Sports Direct, Costa Coffee and Poundstretcher.



C. 10  
MILES

TO  
DERRY /  
LONDONDERRY

C. 18  
MILES

TO  
OMAGH

C. 2  
MILES

TO  
REPUBLIC OF  
IRELAND BORDER

C. 75  
MILES

TO  
BELFAST



An aerial photograph of the Strabane Retail Park. The main building is a large, single-story structure with a white roof and a large array of solar panels. It has a glass-fronted entrance area. To the left of the building is a large parking lot filled with cars. To the right is another parking lot with fewer cars. The park is situated next to a river, with a residential area and a golf course visible in the background. The sky is overcast.

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## AVAILABLE UNITS

Unit 1: 5,000 sq ft

Unit 2: 5,000 sq ft

## PLANNING

Planning permission granted for Open A1

## RENTAL

On application

## TERM

New 15 year effective FRI Lease

Subject to 5 yearly upward only rent reviews

## RATES

To be assessed

## VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT

## EPC

## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**ROSS SWEENEY**

ross.sweeney@okt.co.uk

### O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD **028 9024 8181** | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ **028 7034 4244** [okt.co.uk](http://okt.co.uk)

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