



POUNDSTRETCHER

SPORTS DIRECT

COSTA

MCDONALDS

ASDA

THE PAVILION
RETAIL PARK

OK
T

MAIN STREET

RAILWAY STREET

FOR IDENTIFICATION PURPOSES ONLY

TO LET

Open Class 1 Retail Units

Strabane Retail Park, Railway Street, Strabane



LOCATION

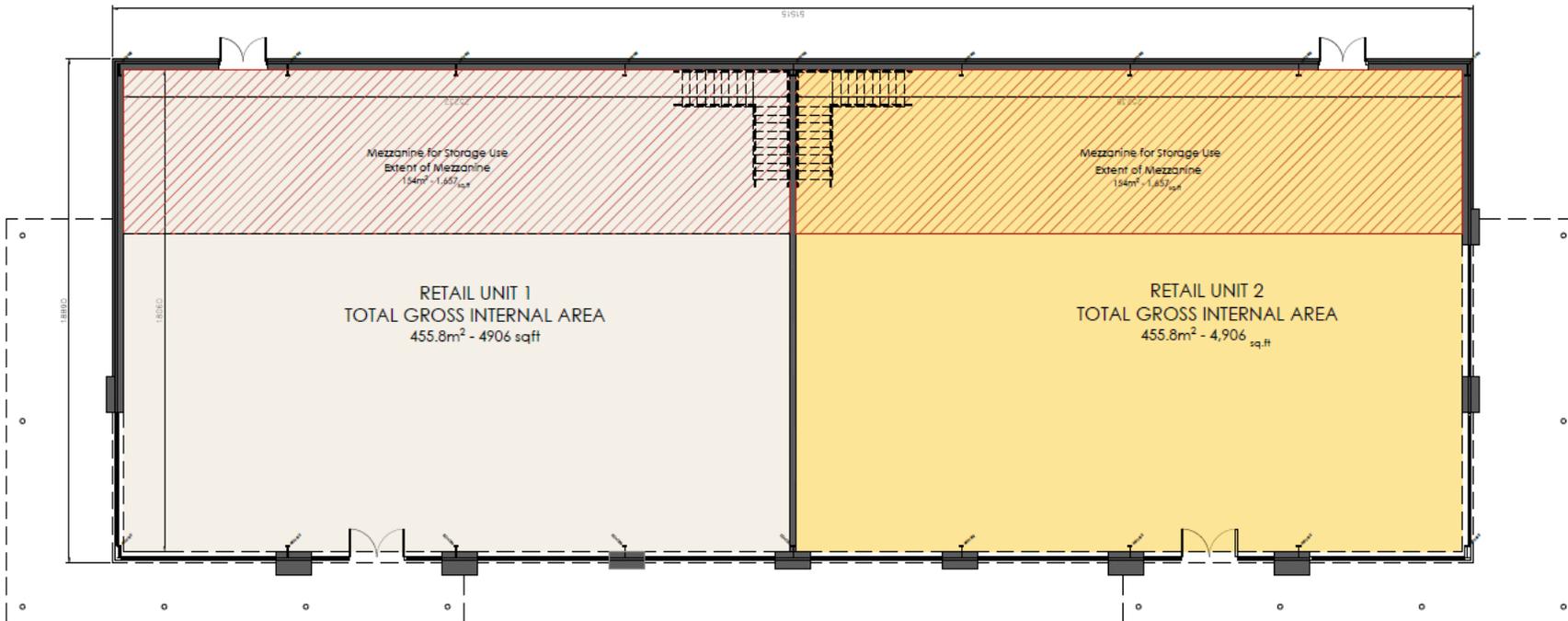
Strabane is a major town with a population in excess of 40,000 people. The town is c. 18 miles north west of Omagh and c. 10 miles south west of Londonderry. Strabane is also located c. 2 miles from the Republic of Ireland and benefits from high levels of cross border trade.

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



Strabane Retail Park
Railway Street, Strabane

Open Class 1 Retail Units



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

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