



**FOR SALE / TO LET** Café / Office Premises  
**68 Railway Street & 45 Eden Terrace Strabane BT82 8EH**



# LOCATION / DESCRIPTION

The subject property fronts Railway Street which leads out to the town bypass and beyond to the Donegal border with the Republic of Ireland into Lifford.

The accommodation incorporates ground floor café premises with first floor office premises. Can be leased separately

The café benefits from fully fitted kitchen with ventilation system and equipment

Suitable for alternative uses, subject to obtaining any necessary consents.

Viewing highly recommended.

# ACCOMMODATION

GROUND FLOOR		
Seating Area	23.94 sq m	258 sq ft
Servery	10.71 sq m	115 sq ft
Kitchen	20.35 sq m	219 sq ft
Prep Area	4.32 sq m	46 sq ft
FIRST FLOOR		
Office	23.94 sq m	363 sq ft

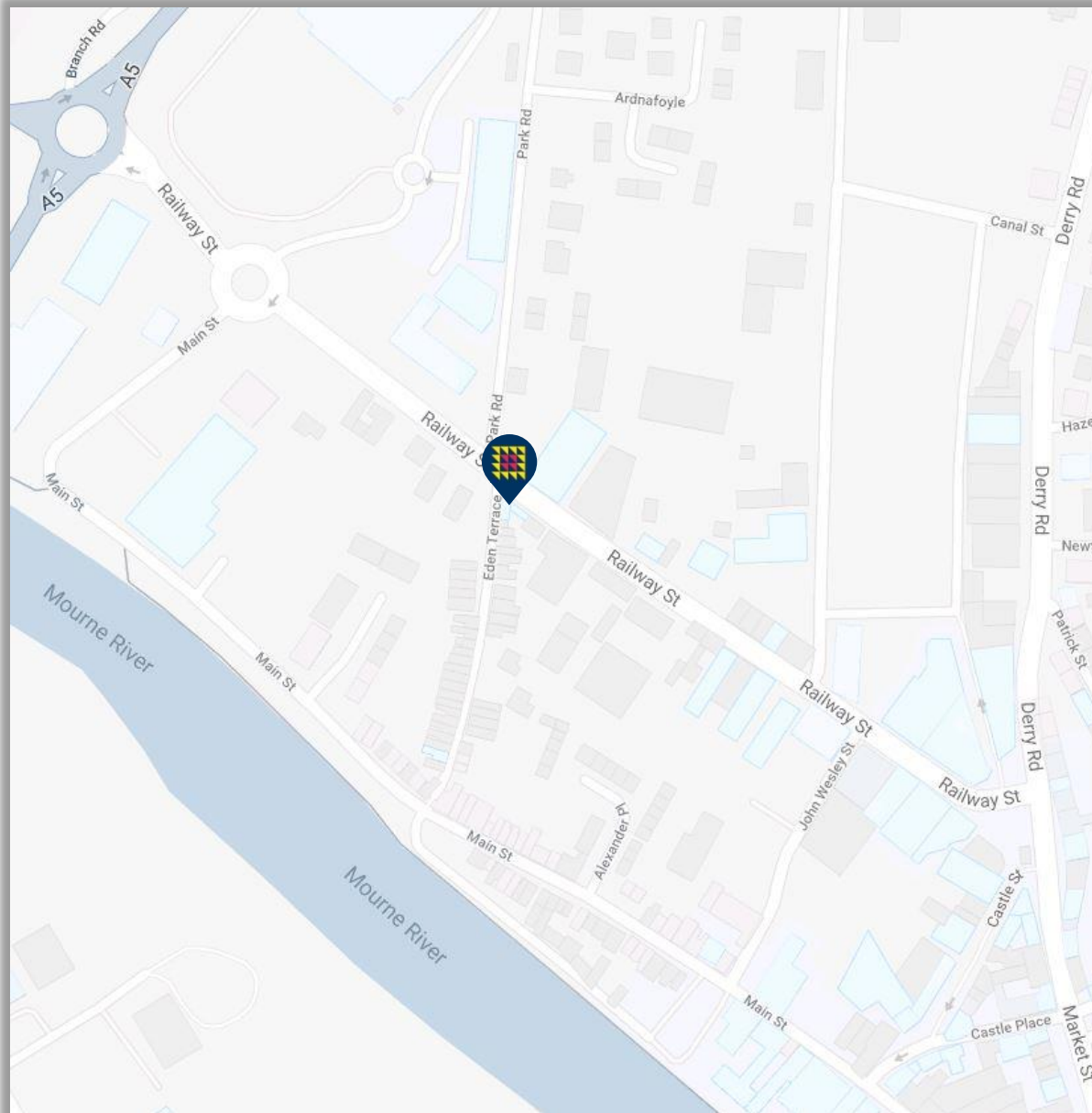
# LEASE DETAILS

TERM:	3 Years
RENT:	£6,750 per annum
Equipment:	Further details available from agents

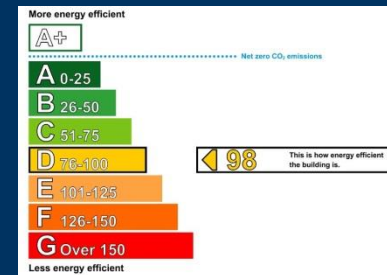
# SALES DETAILS

PRICE:	Asking £85,000 (Price Reduced)
TITLE	Assumed freehold or Long Leasehold





## EPC (D98)



## NAV

The property's Net Annual Values are as follows:

Café: £3,800  
Office: £1,600

The rate in the £ for 2019 / 2020 is £0.650848

## VAT

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

## FURTHER DETAILS



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