



**TO LET** Prominent Office/Retail Unit Extending To 1,080 Sq Ft

**Unit 8 Market Centre, Upper Main Street,  
Strabane BT82 8AS**



# LOCATION / DESCRIPTION

Strabane is a prosperous market town located approximately 13 miles south west of Derry City, and well linked to the A5, the main commuter route to both Belfast and Dublin.

Strabane has a district population of approximately 37,000 people and benefits tremendously from significant cross border trade.

The subject unit occupies a prominent position within Strabane Town Centre at the intersection of Market Street and Main street, benefiting from both free car parking and pay display car parking nearby.

The unit is fully fitted to include suspended ceilings with recessed lighting, laminate floor and WC provisions.

The subject benefits from a high volume of passing trade and is suitable for a wide variety of uses subject to any necessary planning consents.

# ACCOMMODATION

Ground Floor		
Reception / Office	50 sq. m	540 sq. ft
W.C	-	-
	<b>50 sq. m</b>	<b>540 sq. ft</b>
First Floor		
Three Offices	50 sq. m	540 sq. ft
	<b>100 sq. m</b>	<b>1,080 sq. ft</b>

# LEASE DETAILS

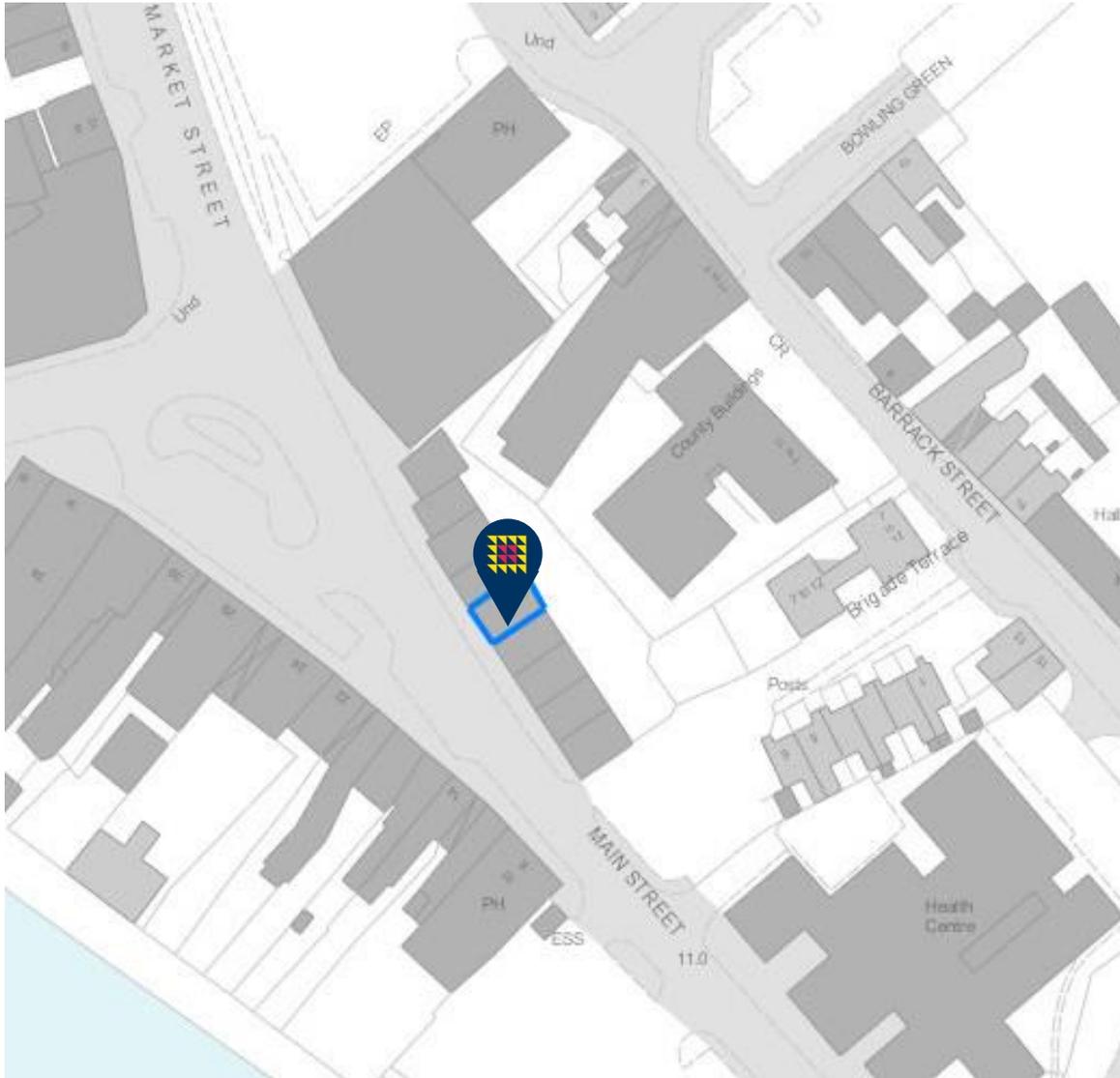
**RENTAL:** £5,750 per annum

**TERM:** By negotiation

**REPAIRS/INSURANCE:** Effective full repairing and insuring lease.

**SERVICE CHARGE:** A fee will be levied to cover general maintenance / management of the subject block.





# NAV

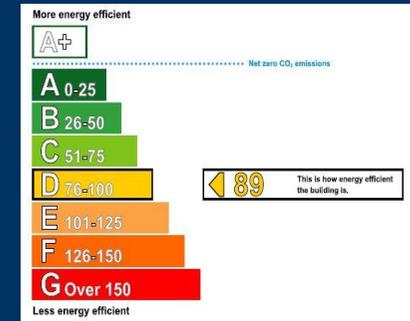
From our review of the Land and Property Service online website, the NAV for the subject property is: £4,150.

The commercial rate in the pound for 2020 / 2021 is £0.0.582794.

Note – LPS Small Business Rate Relief for premises with a NAV of more than £5,000, but less than £15,000 is 20%.

**Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.**

# EPC



# VAT

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

# FURTHER DETAILS



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Our Ref: MB/PD/C3769

## Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukxi/2017/692/made>

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.