To Let
Retail Warehouse Unit
Unit A, Lesley Retail Park, Strabane, BT82 8EW

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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.14 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 operators such as Asda, Specsavers and McDonalds located nearby. Lidl have recently relocated and upsized in Strabane with their new store being located directly opposite the subject retail park.

Description
The unit forms part of Lesley Retail Park, which is situated on the edge of Strabane town centre and accommodates Sports Direct, Poundland and Costa Coffee. This self-contained retail warehouse unit is ready to receive tenants fit out with the benefit of a WC, goods lift and staff facilities in situ. The property extends to the following approximate floor areas:

	Sq Ft	Sq M
Ground Floor	6,997	650
Mezzanine	2,379	221
Total	**9,376**	**871**

Lease Details
Rent:	£15psf overall
Term:	10 years
Rent Review:	5th year upwards only to open market value
Repairs:	Effective full repairing and insuring lease
Service Charge:	£9,030 per annum exclusive
Insurance:	The tenant will reimburse the landlord the cost of insuring the property. Cost to be confirmed.

Ratable Value
The following have been obtained from Land and Property Services:

Net Annual Value: £73,900
Rate £24/25: £0.667608
Rates Payable: £49,336 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:

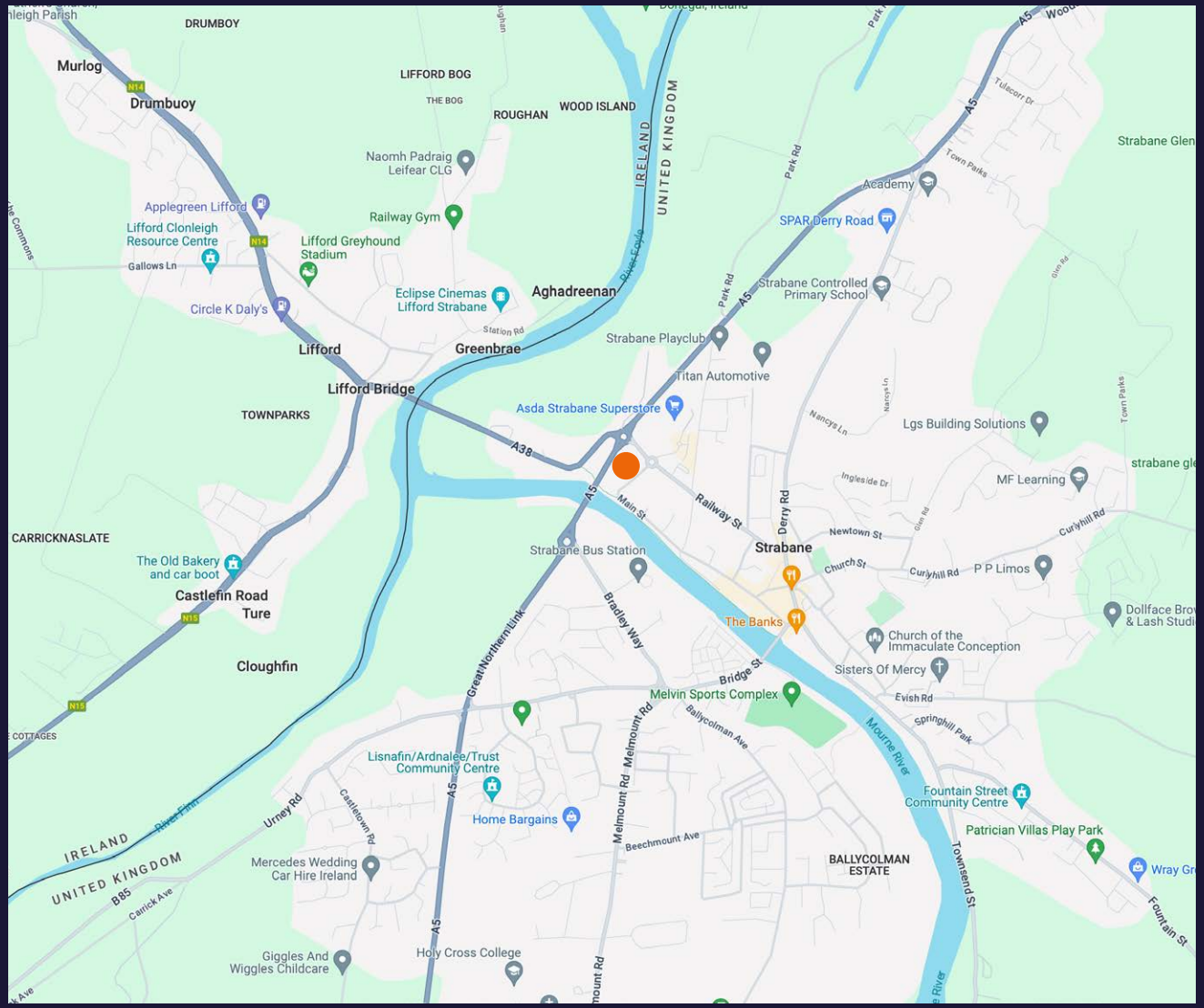
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