

T: 028 7134 1947 www.johnvarthur.com

150 Spencer Road - Waterside - L'Derry - BT47 6AH



For Sale or To Let

Shiv Buildings - Dock Street Strabane - BT82 8EE

A Substantial Commercial Building circa
30,000 sq ft available To Let in one or
more lots also For Sale in its entirety -
site circa 4 acres



EPC E118

Rent: Open to Offers - Asking Price: P.O.A.



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This property is located in the Canal Basin in Strabane with a fenced site of circa 4 acres.

The building can be split into separate lots of the following approximate sizes:

Front section:- 18m x 45m approximate floor area 810 sq m (8,715 sq ft) which can be separate from or combined with the

Mid section:- 18m x 59.64m approximate floor area 1,073 sq m (11,549 sq ft)

Rear mid section:- 18m x 19m approximate floor area 342 sq m (3,679 sq ft)

Rear section:- 18m x 33m approximate floor area 594 sq m (6,390 sq ft).

There is a main roller door to the front of the building and side doors down the length of the building giving flexibility as to how the different areas can be utilised.

Rates: The N.A.V. for the hard stand area to the front previously used as an outdoor market is £3,350 and for the main building is £50,800. The non-domestic rate in the pound for the year 1st April 2017 to 31st March 2018 is 0.620831 which equates to £2,079.78 & £31,538.21 respectively.

IMPORTANT NOTES:

These particulars have been prepared by Jeremy Arthur. If there is any point which is of particular importance to you, please contact him on telephone no. 028 7134 1947 or email jeremyarthur@johnvarthur.com, and he will be pleased to confirm the position for you, particularly if you contemplate travelling some distance to view this property.

Any services, heating system, alarm, appliances, equipment and fittings have not been tested by the agent and prospective purchasers should make their own enquiries into whether or not all of these meet their requirements and would be well advised to commission their own reports where they deem appropriate.

John V Arthur Estate Agents is a trading name of Jeremy Arthur Limited.

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