



**TO LET / FOR SALE** Prominently Positioned Office / Retail Unit  
**2 Railway Street, Strabane BT82 8EF**



**OKT**  
O'CONNOR KENNEDY TURTLE

# 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.

Car parking is available in the nearby John Wesley Street car park and neighbouring occupiers include Iceland Frozen Foods, The Alley Theatre, Strabane Library, McDonalds, Asda together with several eateries.

The accommodation incorporates 7 good sized modern offices in total arranged over two floors.

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

Viewing highly recommended.

# ACCOMMODATION

## Ground Floor

Office /Retail	92.9 sq m	1,000 sq ft
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## First Floor

Store	86.7 sq m	933 sq ft
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Office	15.2 sq m	163 sq ft
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Office	37.8 sq m	407 sq ft
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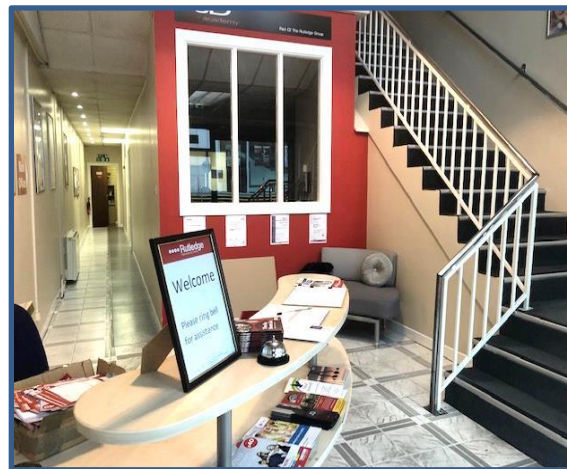
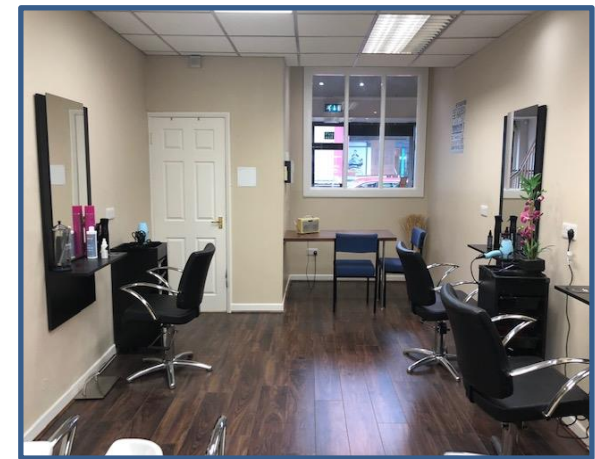
Office	22.2 sq m	239 sq ft
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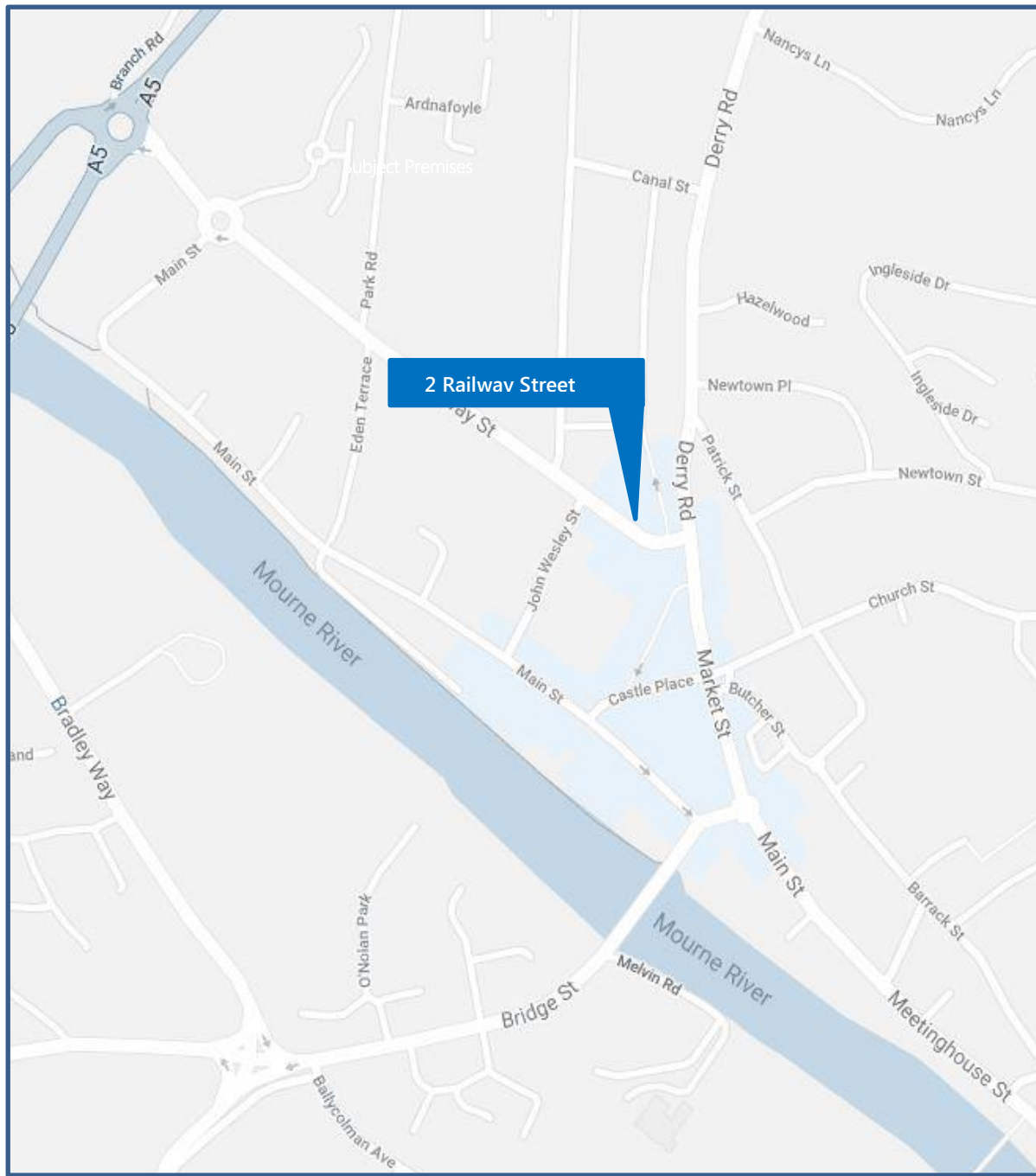
Office	24.2 sq m	262 sq ft
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Office	35.3 sq m	379 sq ft
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Office	43.5 sq m	468 sq ft
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<b>TOTAL:</b>	<b>358 SQ M</b>	<b>3,851 SQ FT</b>
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OKT 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.



# LEASE DETAILS

TERM: Negotiable, subject to periodic upwards only reviews

RENTAL: £12,000 per annum.

REPAIRS / SERVICE CHARGE: Tenant will be responsible for internal repairs and to reimburse the landlord with a contribution towards building insurance.

# EPC

Rating F141



# SALES DETAILS

PRICE: Price on Application

TITLE: Assumed Freehold / Long Leasehold.

# NAV

To be assessed. The commercial rate in the pound for 2018 / 2019 is £0.634453.

# VAT

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

# FURTHER DETAILS



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