



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
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LEASE DETAILS

TERM: 3 Years

RENT: Café £5,200 per annum
Office £3,500 per annum

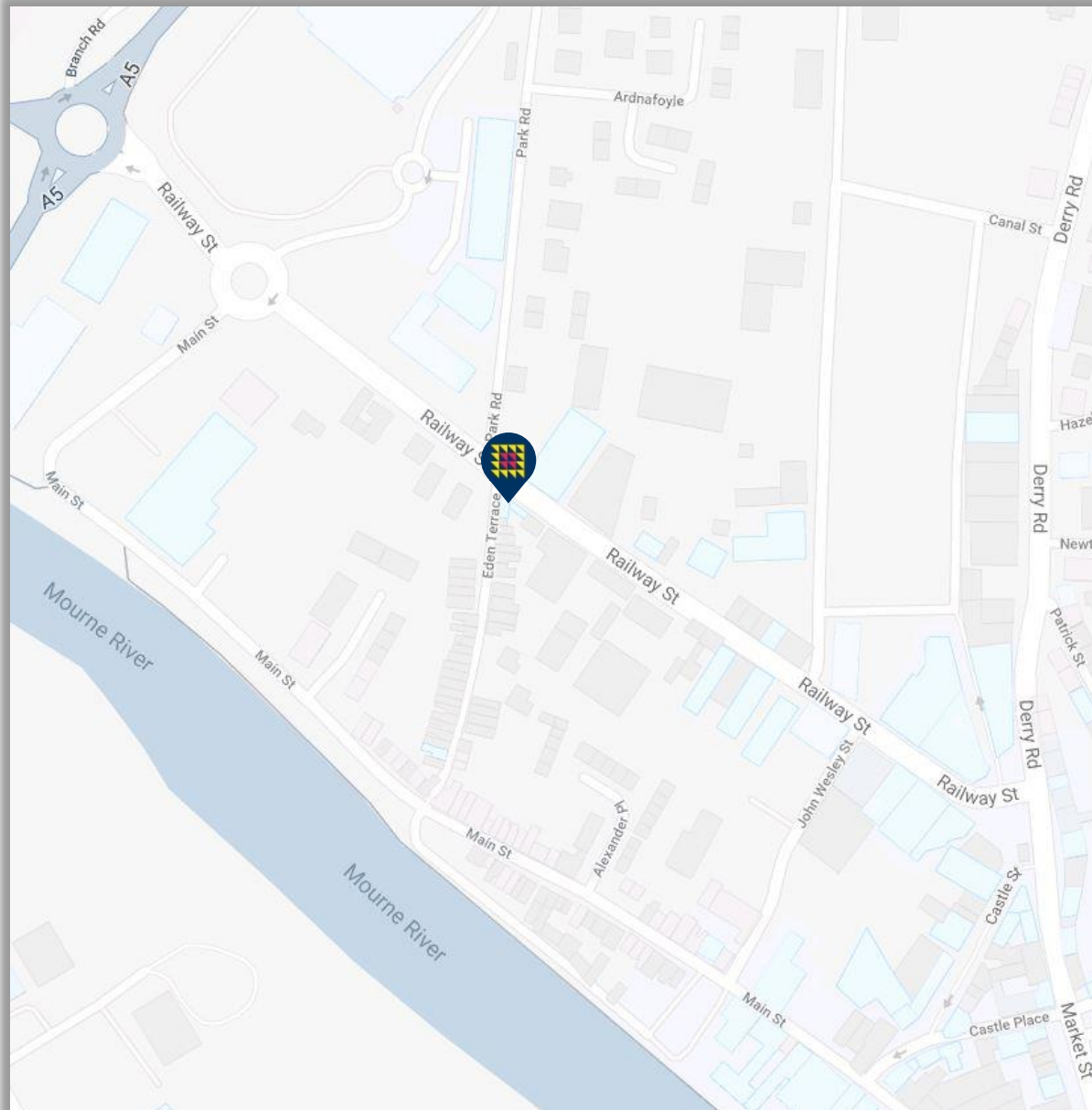
Equipment: Further details available from agents

SALES DETAILS

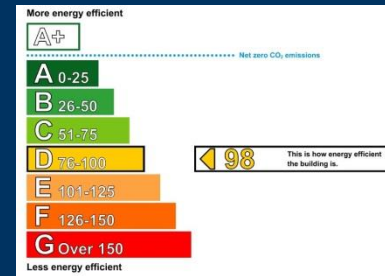
PRICE: Asking £100,000

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 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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