

TO LET

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# PROMINENT RETAIL UNIT

UNIT 43, MAIN STREET, STRABANE



- Prime unit located on Main Street, Strabane
- Immediately available
- Double fronted unit suitable for a variety of uses, subject to necessary planning consents
- Location benefits from adjacent public car parking

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SAVILLS NORTHERN IRELAND  
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[savills.ie](http://savills.ie)

The Savills logo consists of the word 'savills' in a lowercase, sans-serif font, colored red, set against a solid yellow rectangular background.

## Location

Strabane is a popular market town with a population of some 38,248 persons and is located only a few miles from the border with County Donegal and consequently enjoys considerable cross- border trade.

## Description

The subject retail unit occupies a prime position at the junction of Main Street and Market Street, regarded as the town's prime retail pitch. The unit is finished to a high specification and can be made available immediately. Neighbouring retailers include SuperValu, Semi Chem, Boots, Harry Corry and DV8.

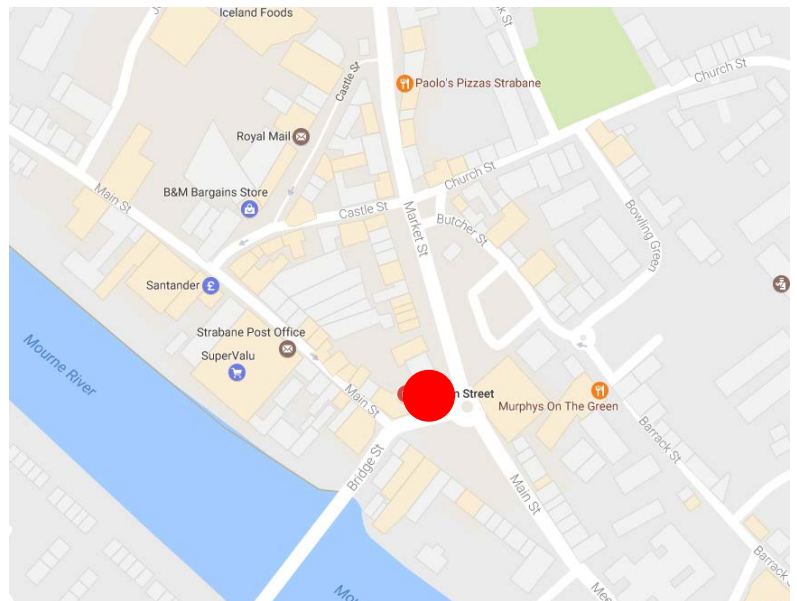


## Accommodation Schedule

The unit provides the following approximate areas:

Floor	Sq ft	Sq m
Ground Floor	2,922	271
First Floor	2,900	269
<b>Total</b>	<b>5,822</b>	<b>541</b>

Note: Accommodation is double fronted and may be suitable for sub division to suit requirements.



## Lease Details

### Rent

£30,000 per annum exclusive of VAT

### Term

Flexible lease terms

### Rent Reviews

5 yearly, upward only

### Insurance

The tenant will be responsible reimbursing the landlord with a fair proportion of the insurance premium

## Rates Assessment

We are advised by Land and Property Services of the following:

Unit	NAV	Rates Payable 21/22
43	£18,100	£10,653

Confirmation of rates is the tenant's own responsibility.

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax

## EPC

C70

## Contact

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