

TO LET

Former Castlederg Police Station, 5 Castlefin Road, Castlederg, Northern Ireland BT81 7BT

POTENTIAL REFURBISHMENT / REDEVELOPMENT OPPORTUNITY OF C. 2.6AC IN TOWN CENTRE (STPP)

Lisney

COMMERCIAL REAL ESTATE

OUTLINE FOR INDICATIVE PURPOSES ONLY

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FEATURES

Flat, hexagonal shaped flat site of
c. 2.6 ac

Four existing buildings totalling c.
20,060 sqft

Huge potential for redevelopment or
refurbishment of existing buildings

May be suitable for various uses
(STPP)

Town centre location

LOCATION

The subject property is located in Castlederg, a small town in County Tyrone, close to the border with County Donegal.

The town lies along the River Derg and is surrounded by the foothills of the Sperrin Mountains. The Republic of Ireland is accessible via a 6 minute drive along the Kilclean Road,

Castlederg is situated 16 miles west of Omagh and 75 miles west of Belfast, making it a key town in the west of Northern Ireland. With a population of around 2,500 people, Castlederg is a predominantly

residential town, attracting both locals and visitors with its riverside setting, historic ruins such as Castlederg Castle, and its proximity to outdoor activities in the Sperrin Mountains and nearby forests like Killeter and Baronscourt.

Castlederg town centre offers a range of local amenities including shops, pubs, restaurants and cafes. Local schools include Castlederg High School, St. Eugene's High School, and Castlederg Primary School, all located within the town.





Property outline for indicative purposes only



DESCRIPTION

The former Castlederg Police Station closed and officially decommissioned in 2014/2015.

Since its closure, the property has remained vacant, although essential services have been maintained.

The station occupies a relatively flat site of approximately 2.6 acres, located in Castlederg town centre. The site is currently surfaced in tarmac and is well secured, featuring double-height walls and corrugated steel panelling enclosing the boundaries.

The site sits above the town centre and slopes upwards from south to north.

There is a long, narrow slip of land to the north which is not in use and lies to the rear of a parade of houses. This slip of land falls outside the existing boundary walls of the property.

There are two existing vehicular entrances to the land, the main entrance from the Castlefin Road and one from the Lurganbuoy Road.

There are five buildings on site, comprising of the following;

Former Station

The former PSNI station sits towards the rear of the land and is a large, two storey rectangular shaped building.

Internally, the building is cellular in layout and provides a number of offices, training rooms, reception area and several ancillary rooms.

Accommodation Blocks

Two single storey, long, rectangular shaped accommodation blocks, each comprising of eleven bedrooms, two recreation rooms and bathrooms.

Facilities Building

The facilities building sits on the northern boundary of the site, to the rear of the main building.

The building comprises a mixed two storey and double height single storey building to include garages, a oil tankroom and a few small offices / plant rooms.

Security Parapet

A small double storey building sits on the south western boundary of the land, adjacent to the main vehicular entrance.

The ground floor provides a storeroom and the first floor provides a watchtower over the site entrance and town.



ACCOMMODATION

We understand the site measures approximately 2.6 acres.

The building accommodation is as below:

Building	sqm	sqft
Main Building	1244.9	13400
Accommodation Block 1	306.6	3300
Accommodation Block 2	306.6	3300
Facilities Building	5.4	59
Watch Tower	22.3	240
Total	1863.5	20,059

PLANNING HISTORY

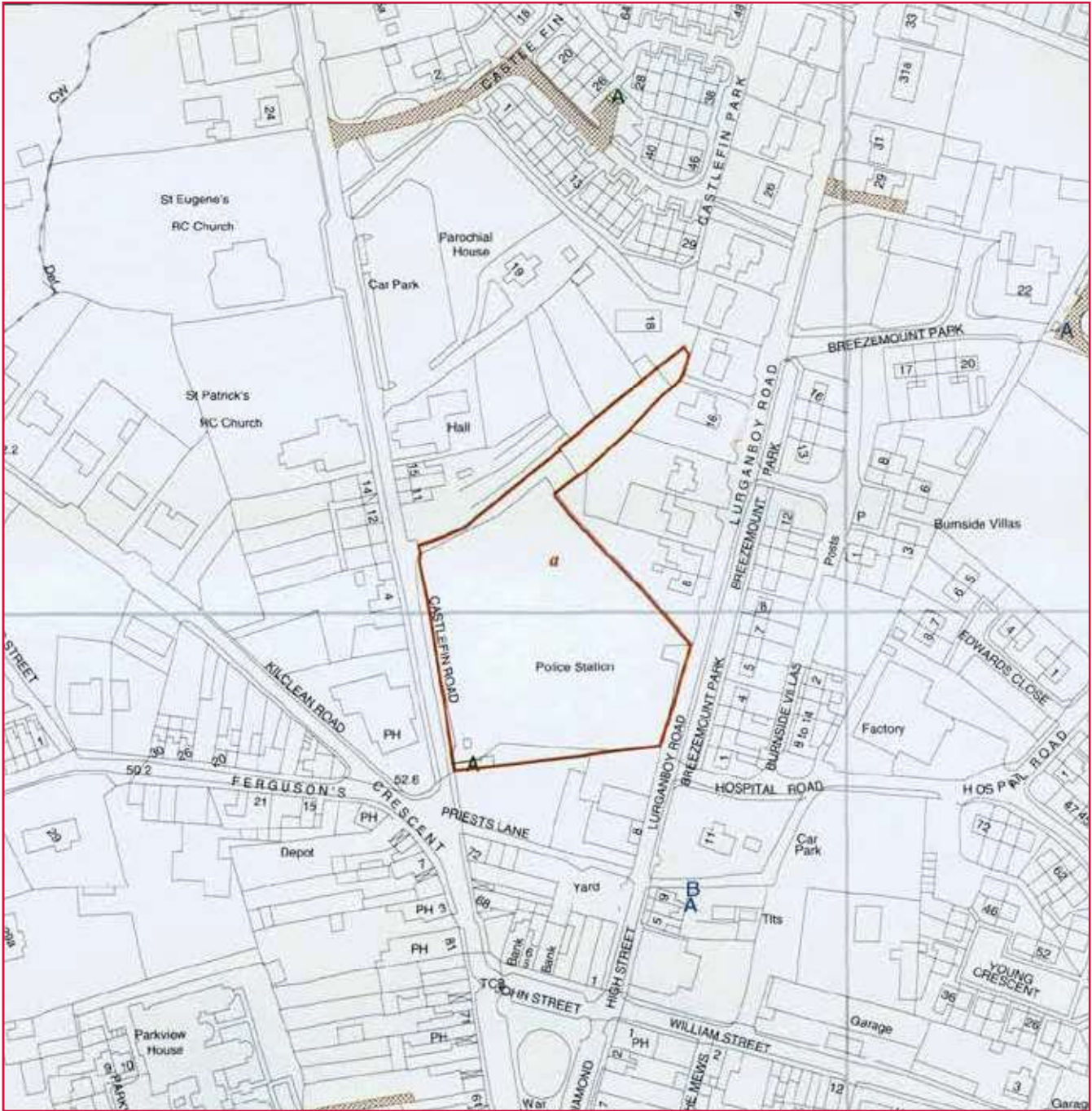
We note that there is no relevant live planning on the land.

Upon review of the Strabane area plan 1986 – 2001, the subject land falls outside the town centre limit of Castlederg Town Centre.

RATES PAYABLE

We have reviewed the Land and Property Services website and understand the rates are below:

Net Annual Value: £147,500
Rate in the Pound 25/26: £0.564209
Rates Payable per annum: £83,220



LOCATION



TITLE

Freehold

PRICE

Offers around £375,000 exclusive

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

STAMP DUTY

Stamp duty will be the liability of the purchaser.

EPC

SCORE	ENERGY RATING	RATINGS		
		FORMER STATION	FACILITIES BLOCK	ACCOM BLOCK
<0	A+			
0-25	A			
26-50	B			
51-75	C	C68		
76-100	D		D84	D84
101-125	E			
126-150	F			
>150	G			

CUSTOMER DUE DILIGENCE

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REF 24545

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