

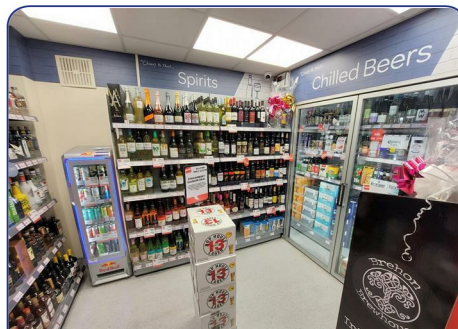
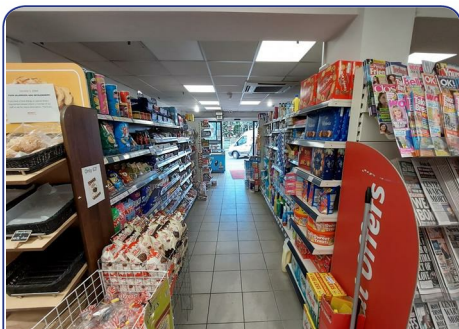
£500,000

FOR SALE



12 Fyfin Road, Strabane, BT82 9JH

- GROUND FLOOR RETAIL UNIT
- CURRENTLY SPAR CONVENIENCE STORE
- OFFICE ACCOMMODATION TO FIRST FLOOR
- EXTENSIVE CAR PARK
- 250 SQ M
- EPC C66



## ACCOMMODATION

### GROUND FLOOR

The shop unit comprises a full range of shelving units, stands, fridges, freezers, chilled container, male and female customers toilets, strong room with safe, security cameras and ATM machine. There is also a yard to rear with additional storage space.

### FIRST FLOOR

3 office rooms, storage room, wc. Access to this is gained by a separate staircase from the rear of the building.

### ACCOUNTS INFORMATION

Audited accounts are available on request for genuinely interested parties through the clients accountant.

**Agent: Daniel Henry (Waterside)**

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