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TO LET

16—20 Railway Street, Strabane, Co Tyrone BT82 8EH

Fully fitted first floor office accommodation extending to c. 169 sq m (1,816 sq ft)

LOCATION

Strabane is a market town located approximately 15 miles south of Derry city and 85 miles west of Belfast.

The subject property occupies a prominent position with frontage onto both Railway Road and John Wesley Street.

DESCRIPTION

The subject provides first floor office accommodation within a modern building and benefits from two entrances. The offices are finished to a high standard to include private office and board room.

The office accommodation is DDA compliant.

Car parking is available in the adjacent John Wesley Street Car park and neighbouring occupiers include Mark James Menswear, Oasis Dental Care and Iceland.

ACCOMMODATION

DESCRIPTION

AREA (SQ M)

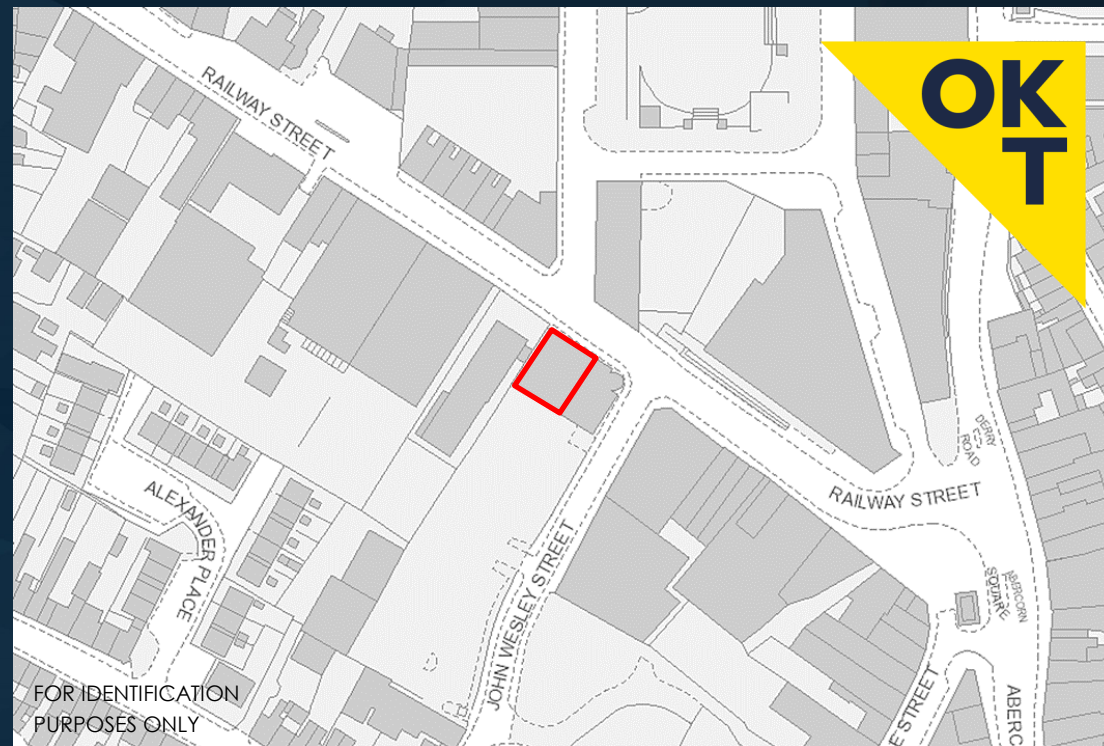
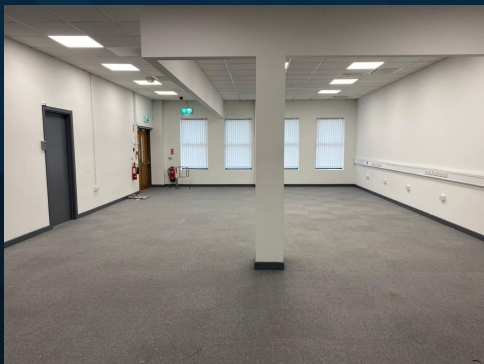
AREA (SQ FT)

FIRST FLOOR

Office suite

C. 169 sq m

1,816 sq ft



Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukxi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: C3211E

LEASE DETAILS

RENT: £15,000 per annum
TERM: From 3 years / negotiable
REPAIRS / INSURANCE: Tenant to be responsible for internal repairs. Landlord to pay insurance and tenant to reimburse proportionally on a pro-rata floor space basis.
SERVICE CHARGE: To be confirmed
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

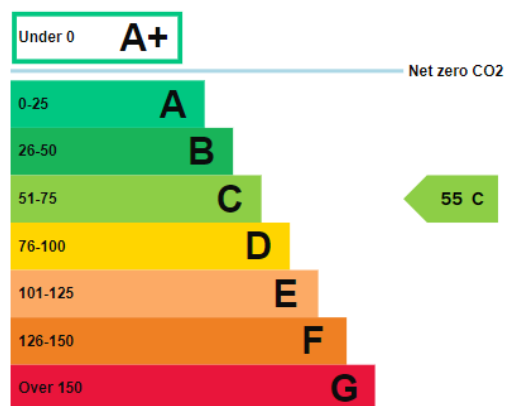
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: £12,000

Estimated rates payable in accordance with LPS Website: £7,600.34

All prospective tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

MICHAEL BURKE

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O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they 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.

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