

TO LET

PRIME CAFÉ / RESTAURANT PAVILION RETAIL PARK

UNIT 7&8, PAVILION RETAIL PARK, STRABANE



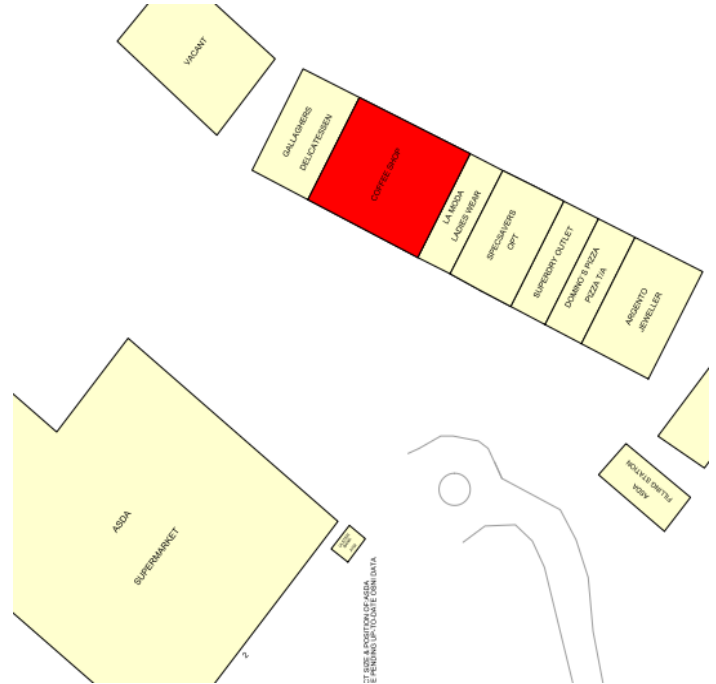
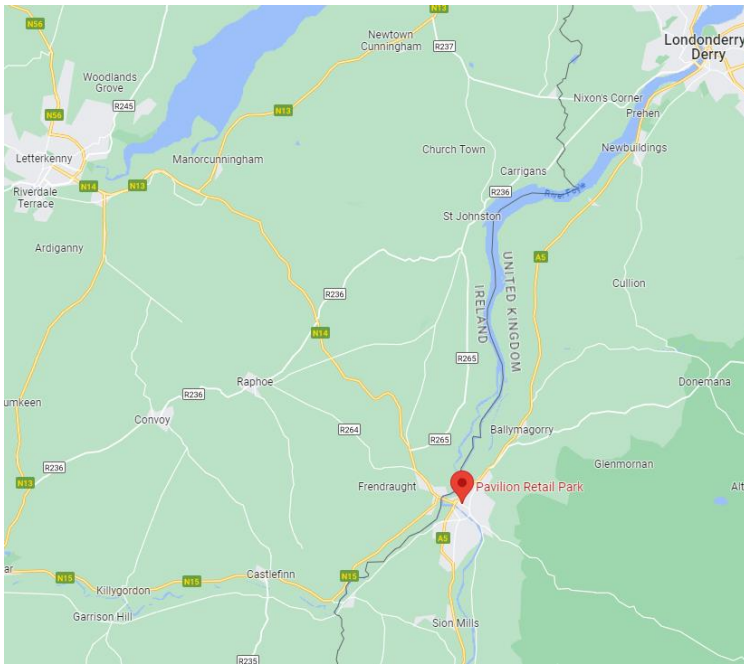
- Pavilion Retail Park is located on Railway Street, situated 15 miles from Derry/ Londonderry and 18 miles from Omagh.
- Located just off the A5 and main entrance to Strabane and Lifford this retail cluster benefits from good cross border trade
- Retailers currently in the retail park include Argento, Cilento, Gallagher Butchers and Deli, Domino's Pizza and Specsavers
- Adjacent to Asda's 24hr Superstore, other notable retailers in this location include McDonald's, Poundland, Sports Direct and Costa Coffee.
- Available by arrangement, fully fitted retail / cafe or restaurant accommodation extending to c.2,537 sq ft

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Location

The subject unit is available immediately and remains in a fully fitted state including fully functioning kitchen.

Current occupiers located within the retail park include Argento, Gallagher Butchers and Deli, Domino's Pizza and Specsavers.

Description

Strabane is a large provincial town to the west of the province with a population of some 40,375 people (NISRA). Strabane borders County Donegal and consequently enjoys considerable cross-border trade. Pavillion Retail Park is located on Railway Street and adjacent to Asda Superstore.

Accommodation Schedule

Unit	Sq ft	Sq m
7&8	2,537	235

Lease Details

Rent £52,500 pax

Term 10-year lease

Service Charge A service charge will be levied to cover the landlord's expenditure in connection with the maintenance, repair and general running of the scheme

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

Rates Assessment

Rates Payable are the tenant's responsibility

Unit	NAV	Estimated Rates Payable
7&8	£29,600	£18,747.52

VAT

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

EPC

C – 67. EPC can be made available upon request.

Contact

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