

To Let

Excellent Neighbourhood Retail Unit

6 Beechmount Avenue, Strabane, BT82 9BD



Prominent location with significant residential catchment population in the immediate vicinity.



Excellent neighbourhood retail scheme with MediCare Pharmacy in-situ



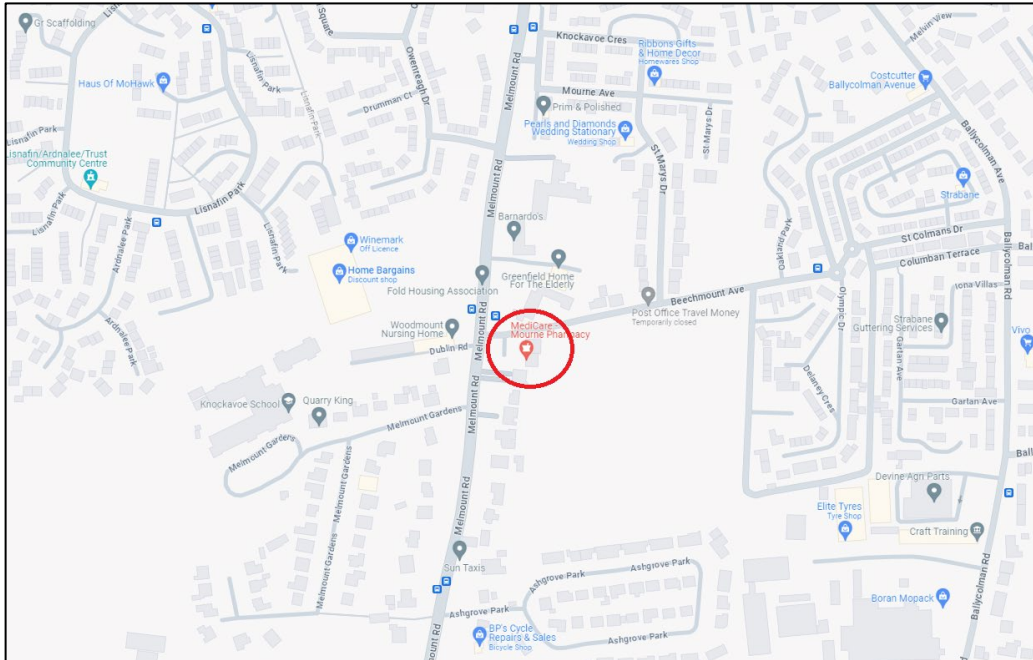
Suitable for a variety of uses, subject to any necessary planning consents.



Excellent on site parking available

Location

The subject property is located on the busy Melmount Road in Strabane, and more specially is situated within a neighbourhood retail scheme alongside MediCare pharmacy.



Nearby occupiers include Home Bargains, Wineflair, Lynas Food Outlet and Woodmount Nursing Home.

Description

Finished to include electric roller shutter, polyester coated aluminium framed glazed shop front, suspended ceiling & former post office. Unit is suitable for a variety of uses, subject to any necessary planning consents. Fit out works are required.

Accommodation

Description	Sq M.	Sq Ft.
6A Beechmount Avenue	179	1,926
Total	179	1,926

Lease Terms

- Term:** 5 or 10 year lease with periodic rent review.
- Rent:** £17,500 per annum exclusive.
- Repairs:** Full repairing basis.
- Insurance:** Tenant to reimburse the landlord with a fair proportion.
- Use:** Uses complimentary with the pharmacy will be preferred.

NAV

We are advised by LPS the following figures apply:-

- NAV:** £9,000
- Rate £ 23/24:** £0.633362
- Rates Payable:** £5,700.26

Please note the above does not reflect a potential saving of 20% via the small business rate relief scheme for any unit with a rateable value of £15,000 or below.

Interested parties should satisfy themselves the above info is correct.

VAT

All prices and rentals quoted will be subject to VAT.

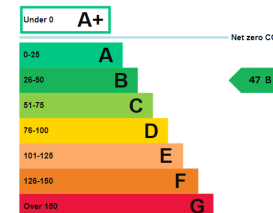
EPC

6A Melmount Road STRABANE BT82 9BT		Energy rating B
Valid until 27 June 2028	Certificate number 0998-2064-7830-6400-6803	

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	162 square metres

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

To find out more, please contact:

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