# FOR SALE

## 5 BRADLEY WAY, STRABANE, BT82 9PU

CBRE NI
PART OF THE AFFILIATE NETWORK

Lambert Smith Hampton

# FORMER SUPERMARKET PREMISES

13,218 sq ft (1,228 sq m)

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## Key Benefits

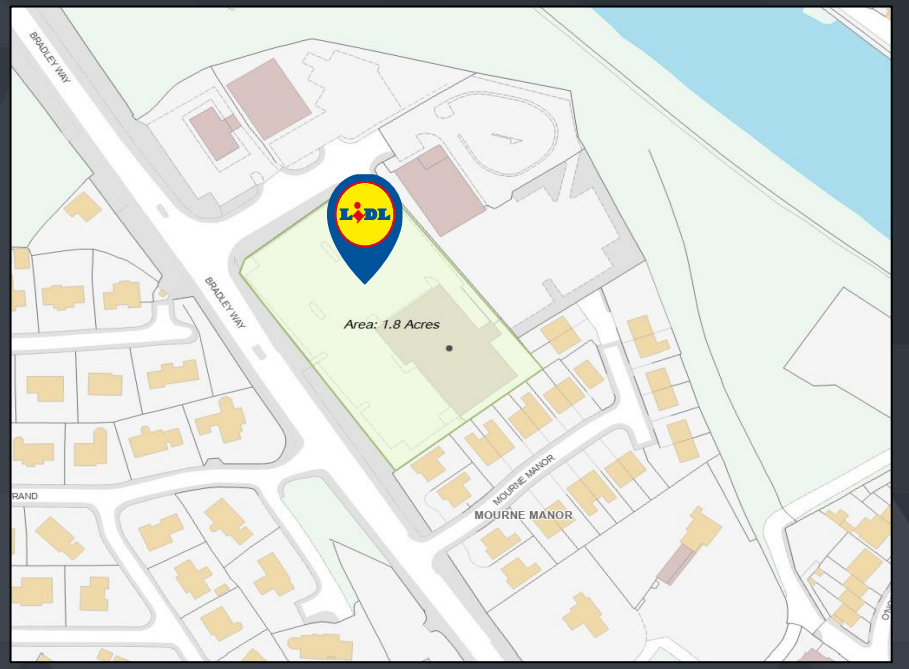
- Prime location
- On site Car Parking (157 spaces)
- Suitable for various uses (subject to planning)
- Sold with the benefit of vacant possession

## Location

Strabane is a major town with a population in excess of 40,000. The town is c. 18 miles north west of Omagh and c. 10 miles south west of Londonderry. The subject property is accessed from Bradley Way directly off the A5 Roundabout. The A5 is the main north-south route in the west of the province connecting the A4 / M1 route which runs across the south of the province to the A6 route which runs across the North. Neighbouring occupiers include KFC and the Pat Kirk Car Dealership.

## Description

The premises comprise a c. 13,218 sq ft modern purpose-built store with c. 157 car parking spaces and servicing facilities standing a total site of c. 1.8 acres. The property is currently fitted out as a supermarket however is suitable for a variety of uses, subject to any necessary planning consent.



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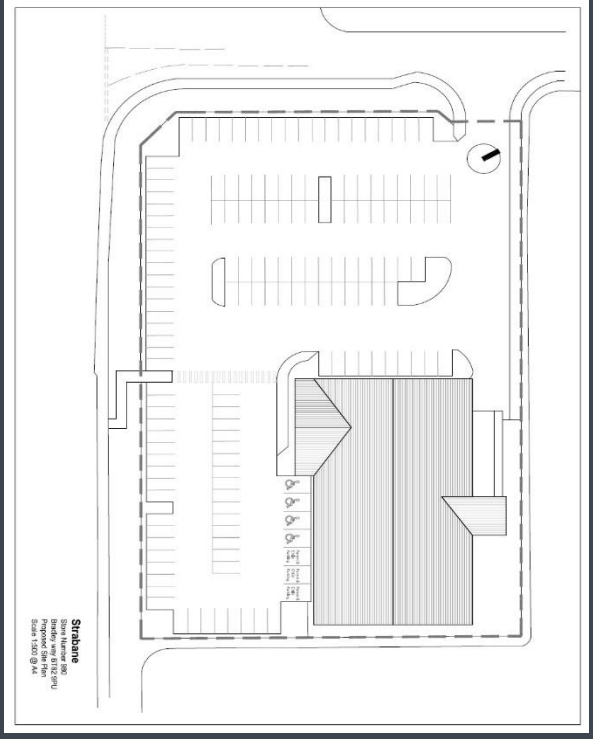
## Accommodation

| | | |
|---|---|---|
| **Total** | **13,218 Sq. ft** | **1,228 Sq. M** |

## Sale Details

Offers in excess of £1,000,000 (One Million Pounds).

## Floor Plan




## Restriction

Not to use or permit or authorise the Property or any part thereof to be used for the Restricted Use (as defined below).

1. As a food supermarket, a discount food supermarket, discounted food retailer/supermarket or similar retailer with a gross internal area of more than 3,000 sq. ft; and/or

2. As an off licence pursuant to Article 5(1)(a) and/or Article 5(1)(b) of the Licensing (Northern Ireland) Order 1996 of any size for the sale of intoxicating liquor.

## Rates Payable

We have been advised by Land and Property Services that the rateable value is £113,500 The rate poundage for 2025/2026 is £0.694893. therefore the rates payable for the current year are £78,870.

## VAT

All prices, charges and outgoings are quoted exclusive of but may be liable to Value Added Tax at the prevailing rate.

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## AML

CBRE NI and LSH are required to obtain evidence of the identity and proof of address of potential purchasers as part of mandatory anti-money laundering checks.

## Information & Contact

### EPC

The building has been rated as B-90 under EPC regulations. A copy of the EPC Certificate is available below and can be made available on request.

## Contact

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