FOR SALE / TO LET – PRIME RETAIL PREMISES

8-10 Castle Street, Strabane, BT82 8AB

CBRE NI
PART OF THE AFFILIATE NETWORK

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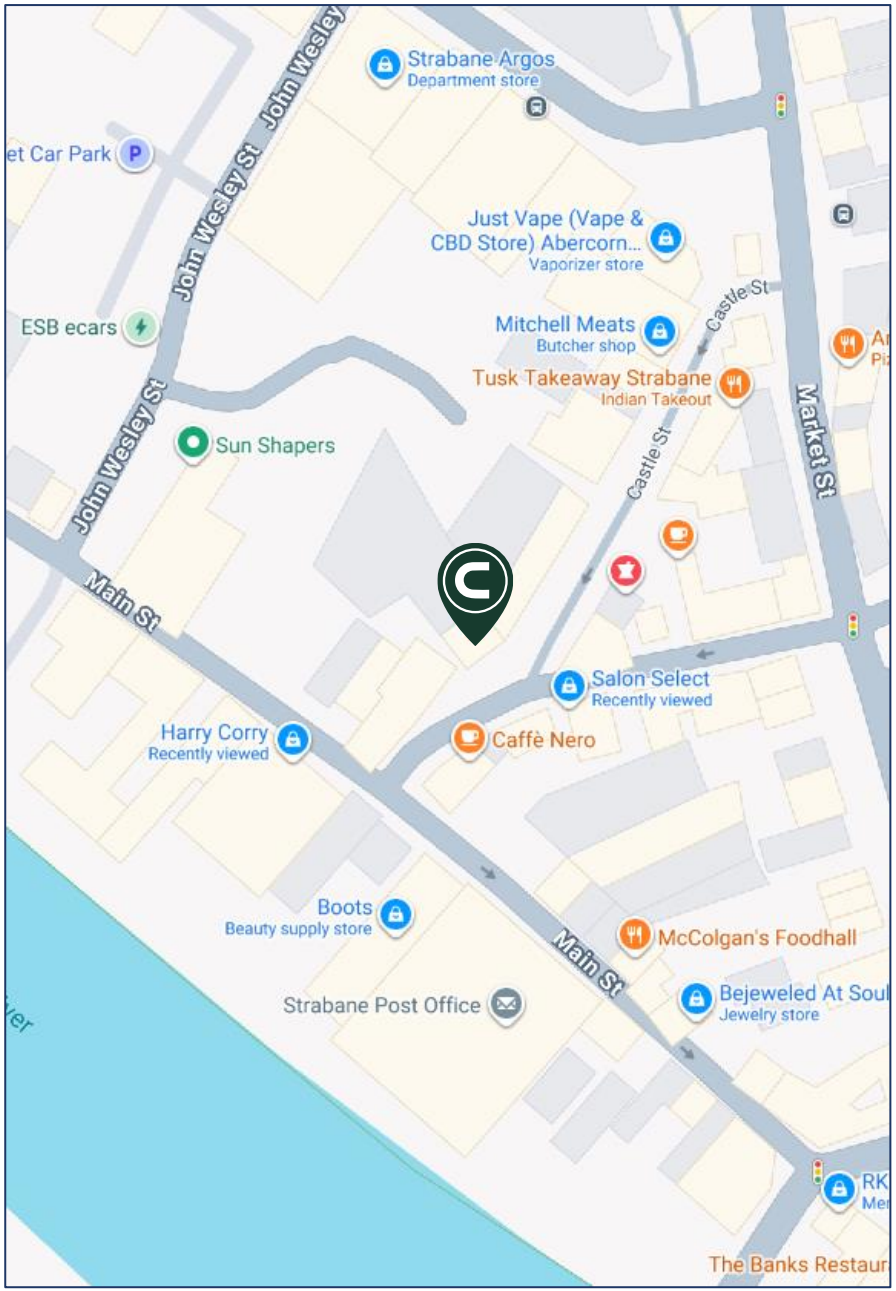
Key Benefits

- Prime Location
- Extensive frontage of 37.5 ft onto Castle Street.
- Side access to rear parking area/yard.

Location

Strabane is located to the northwest of Northern Ireland, approximately 80 miles from Belfast and 14 miles from Londonderry and Omagh. The subject property is located on the northern side of Castle Street, at its junction with Castle Place, approximately 50 metres from Main Street in Strabane town centre. It is situated in close proximity to Main Street, which represents the traditional prime shopping location within the town centre. Neighbouring occupiers include Savers Health & Beauty, Subway and O2.



Description

The subject property comprises approx. 9,708 sq ft over ground and first floor with extensive frontage of approximately 37.5 ft (11.5m) onto Castle Street. The ground floor was previously utilised as a sales area with storage to the rear and the first floor as offices and staff area. The property is finished to provide tiled/nonslip flooring, smooth plastered and painted walls and a mix of suspended/plastered ceilings. Externally, the subject benefits from an aluminium framed shop front and side access to rear parking area.

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Accommodation

Area	Sq Ft	Sq M
Ground Floor	8,773	815.03
First Floor	935	86.86
Total	**9,708**	**901.89**

Lease Details

Rent	£40,000 p.a.x.
Term	By Negotiation
Repairs/Insurance	Full repairing and insuring basis

Sale Price

We are seeking offers around £400,000 exclusive. .

VAT

All prices are quoted exclusive of VAT, which may be payable.

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £34,100. The rate in the £ for 2025/26 is £0.694893 therefore, the estimated rates payable for 2025/26 are £23,696.

Title

Assumed freehold or long leasehold subject to a nominal ground rent.

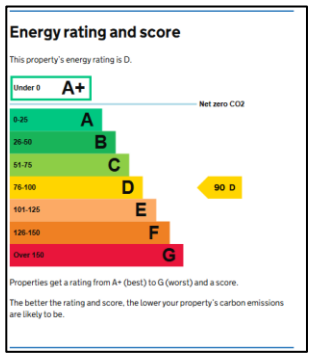
AML

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

EPC

The property has been rated as D-90 under EPC regulations.

A copy of the EPC certificate is available adjacent and can be made available upon request.



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*Boundaries are for indicative purposes only.

Contact Us

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