



# TO LET

Impressive Period Building with Accommodation Extending to c. 1,827 sq ft

**49 Main Street, Strabane, BT82 8AU**

**OK  
T**



# LOCATION

Strabane is a prosperous market town located on the west of Northern Ireland, c. 13 miles south of Derry City and is well positioned midway between Omagh, Derry and Letterkenny. Strabane has a district population of approximately 40,000 people and benefits tremendously from significant cross border trade.

The subject property, situated in a prominent location on Strabane's Main Street, an established retail location with neighbouring occupiers including DV8, McColgans, The Post Office and Santander.

# DESCRIPTION

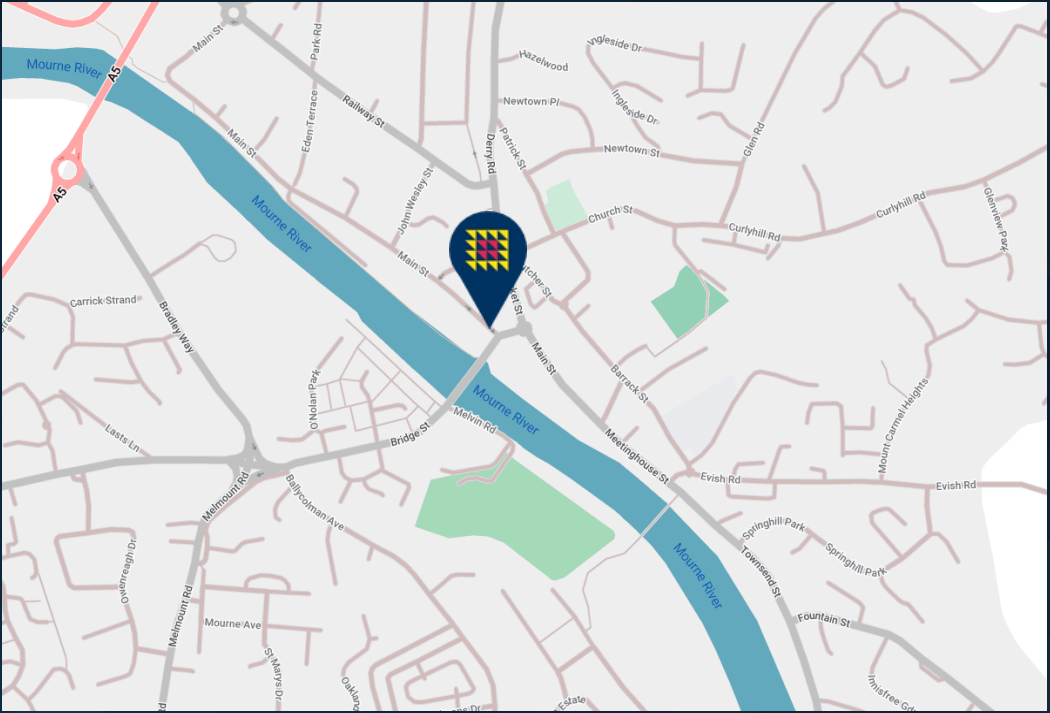
The subject comprises a three storey retail building, formerly the entrance to the famous Gray Printing Press.

The property, which previously was used as a café, benefits from an impressive external façade, wooden flooring, feature lighting and modern kitchen facilities.

The subject benefits from a high volume of passing trade and is suitable for a wide variety of uses, subject to any necessary planning consents.

# ACCOMMODATION

Description	Area sq m	Area sq ft
GROUND FLOOR		
Café / Retail Area	C. 33 sq m	C. 357 sq ft
Kitchen	C. 15 sq m	C. 159 sq ft
Disabled WC	C. 4 sq m	C. 39 sq ft
Entrance	C. 12 sq m	C. 131 sq ft
Store	C. 3 sq m	C. 23 sq ft
FIRST FLOOR		
Retail Area	C. 46 sq m	C.492 sq ft
Retail Area	C. 15 sq m	C. 163 sq ft
SECOND FLOOR		
Office 1	C.14 sq m	C. 148 sq ft
Office 2	C. 29 sq m	C. 316 sq ft
TOTAL NET INTERNAL AREA	C. 171 sq m	C. 1,828 sq ft







**Photo Gallery**  
49 Main Street, Strabane



# LEASE DETAILS

RENT: £6,000 per annum exclusive

TERM: Negotiable

VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

## RATES

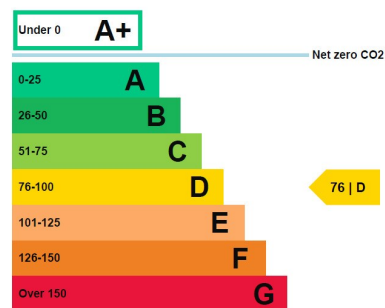
NAV: £6,100.

Estimated rates payable in accordance with LPS Website: £3,655.08

Please note that all prospective tenants should make their own enquiries to confirm the NAV / rates payable.

## EPC CERTIFICATE

This property's current energy rating is D.



### 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/uksi/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.

RILE NO: C2490

## CONTACT DETAILS

**MICHAEL BURKE**  
michael.burke@okt.co.uk

**ROSS PATTERSON**  
ross.patterson@okt.co.uk

**028 703 44244**

OKT.CO.UK

**OK  
T**

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