



STRABANE RETAIL PARK

PAT KIRK LTD

KFC

BUS STATION

SUBJECT
PROPERTY

OK
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TO LET

5 Bradley Way, Strabane BT82 9PU

Former Supermarket of c. 12,500 sq ft (Suitable for Sub-division)



LOCATION

Strabane is a major town with a population in excess of 40,000 people. The town is c. 18 miles north west of Omagh and c. 10 miles south west of Londonderry. Strabane is also located c. 2 miles from the border and benefits from high levels of cross border trade.

The property is accessed from Bradley Way, directly off the A5 roundabout.

Adjacent occupiers include KFC, Pat Kirk Car Dealership and Strabane Bus Station.

AVAILABLE UNIT

The building comprises a purpose built supermarket extending to c. 12,500 sq ft and benefitting from c. 150 car parking spaces.

The subject is on a self contained c. 1.8 acre site.

The subject is available as a whole or can be subdivided to suit various uses.

RENTAL

£12.00 per sq ft

FURTHER INFORMATION

For further information / viewing arrangements please contact:

ROSS SWEENEY

ross.sweeney@okt.co.uk

ROSS PATTERSON

ross.patterson@okt.co.uk

TERM

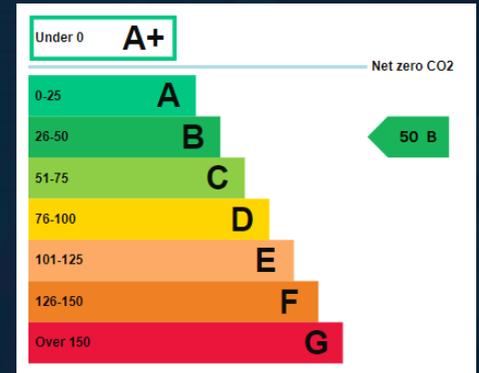
New 10 year effective FRI Lease subject to 5 yearly upward only rent reviews

RATEABLE VALUE (EXISTING)

NAV: £151,000.00 / Estimated rates payable: £95,637.66

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

EPC



VAT

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



O'CONNOR KENNEDY TURTLE

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