

To Let

Prime Retail Units

Pavilion Retail Park, Strabane



- Pavilion Retail Park is located on Railway Street, situated 15 miles from Derry/ Londonderry and 18 miles from Omagh. Located just off the A5 and main entrance to Strabane and Lifford this retail cluster benefits from good cross border trade
- Retailers currently in the retail park include Argento, Cilento, Gallagher Butchers, Medicare and Harkin Hair
- Adjacent to Asda 24hr superstore, other notable retailers in this cluster include New Look, Peacocks, Poundland and Sports Direct with a new McDonalds due to open Christmas 2017.
- Available retail accommodation extending to c.970sq ft

Savills Belfast

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Location

Strabane is a popular market town with a population of some 38,248 people and is located only a few miles from the border with County Donegal and consequently enjoys considerable cross-border trade. Pavilion Retail Park is located on Railway Street, situated 15 miles from Derry/ Londonderry and 18 miles from Omagh.

Description

The subject unit is available immediately. Current occupiers located within the retail park include Argento, Gallagher Butchers and Deli, Medicare and Harkin Hair.

Accommodation

The following retail units are available:

Unit	Sq ft	Sq M
3	970	90

Lease Details

Rent: Unit 3 - £18,000 pax

Term: Upon Negotiation

Service Charge: A service charge will be levied to cover the landlord' s expenditure in connection with the maintenance, repair and general running of the scheme

Insurance: The tenant will be responsible for reimbursing the landlord with a fair proportion of the insurance premium

Rates Assessment

We are advised by Land and Property Services of the following:

Unit	NAV	Rates Payable
3	£11,200	£7,106

EPC

C – 67

Further Information/ Viewings

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VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

Important Notice

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