

**Central Retail
Unit
Available
For
Immediate
Use!**



For Identification Purposes Only

To Let

32 Market Street Omagh BT78 1EH

Prime Retail Unit Suitable for a Variety of Uses (STPC)

BEACON
PROPERTY

Location

Omagh is the county town of Tyrone and one of the largest towns within the province, with a population of approximately 20,500 people (2021 census). The busy town is located approximately 34 miles south of L' Derry, 68 miles from Belfast and 110 miles from Dublin.

Omagh is recognized as a prime commercial and retail centre for the district with a large catchment area taking in towns such as Fintona, Dromore and Carrickmore.

The subject property is situated on the busy Market Street within the heart of the town centre, which links onto High Street to make up the prime shopping area within the town centre benefiting from high levels of passing footfall and vehicular traffic flow.

On street lay by parking is available along with several public car parks within a few minute's walk.

Within close proximity are a number of high profile both national and local occupiers to include DV8, Vogue, Specsavers, Gordons Chemist, Primark, Supervalu, Vodafone, Santander, Superdrug to name but a few.

Description

The subject comprises a prominent and spacious retail premises over ground and lower ground floor levels.

The property benefits from a highly visible glazed shop frontage with an electric roller shutter. Internally the property is fitted with wooden laminate floor, suspended ceiling with recessed lighting in keeping with the previous occupier's store fit-outs.

The premises retail trade from both ground and lower ground floor levels accessible via staircase and fitted with a disability chair lift.

It is expected an incoming tenant may wish to reconfigure and re-fit to their corporate image with drawings etc to be prior approved.

Accommodation

The property provides the following approximate net internal areas:

Description	Sq. ft	Sq. m
Ground Floor Retail	2,200	204
Lower Ground Floor Retail	1,155	107
Lower Ground Floor Ancillary	225	21
Total:	3,580	332

Lease Details

Term: 10 year lease with upward only rent review year 5

Rent: £35,000 per annum exclusive

Repairs: Internal repairing to include shop front and roller shutter with provision for a service charge to cover maintenance and repair of building structure, communal areas and management fee.

Building

Insurance: The tenant is to reimburse the landlord in relation to a fair and reasonable proportion of the insurance premium.

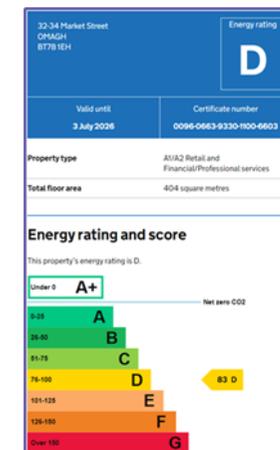
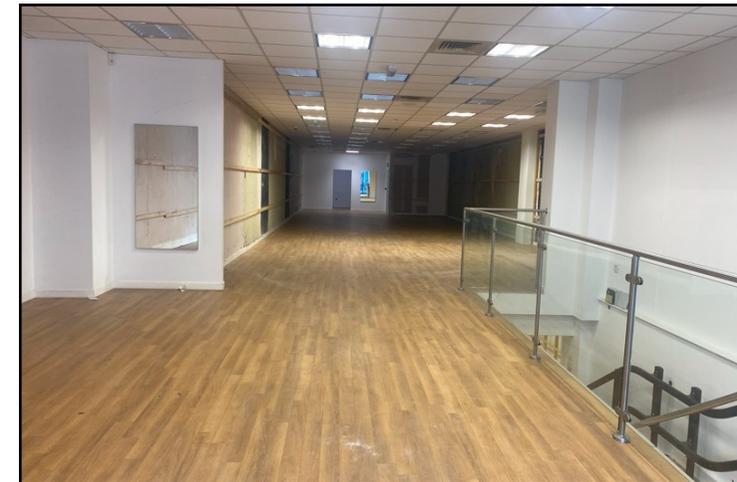
NAV

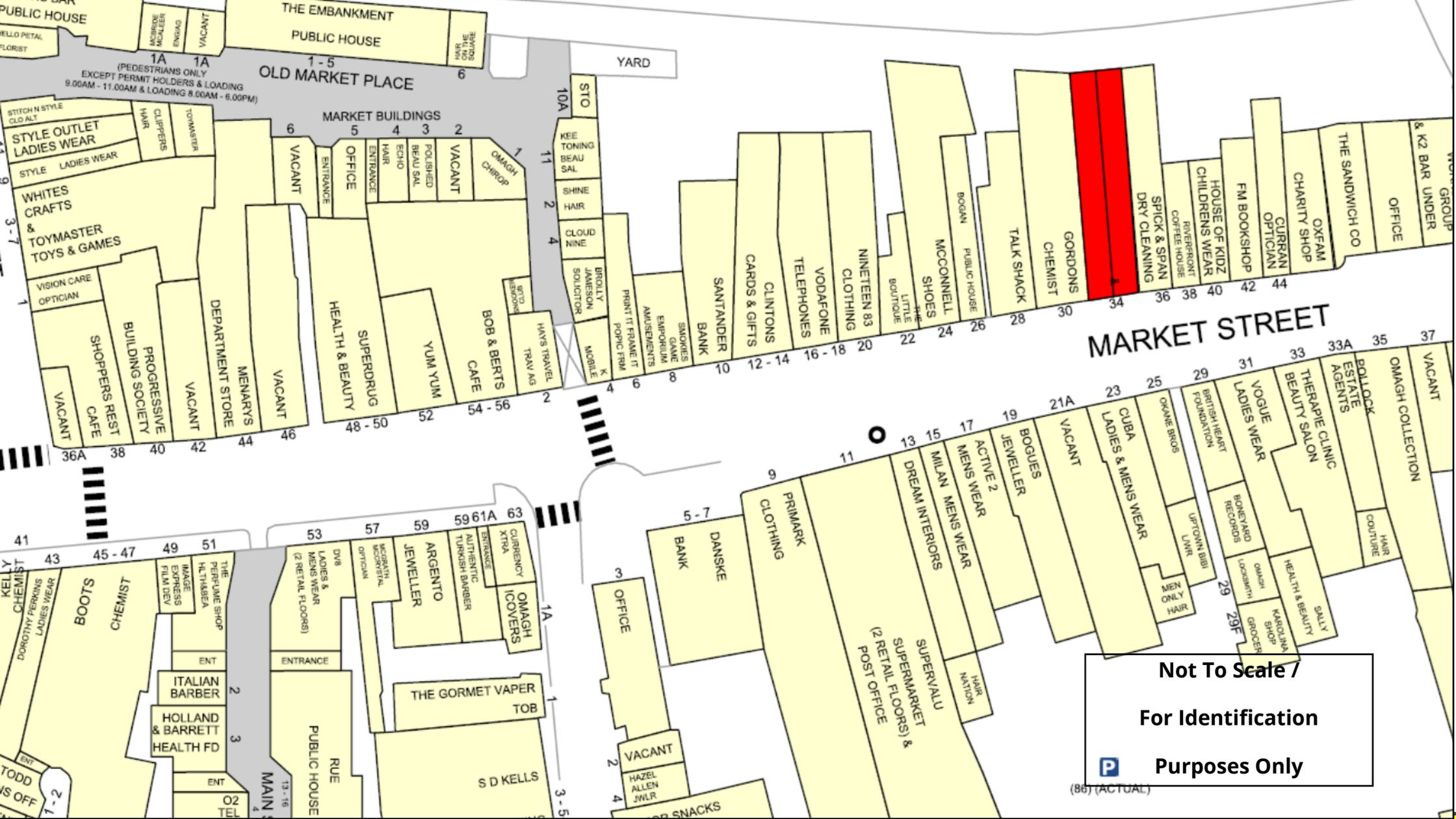
NAV: £21,600
Rate in £ 2025 / 26 £0.564209
Rates Payable (Approx) £12,187 per annum

We recommend that you contact Land & Property Services to verify these figures (Tel 0300 200 7801)

VAT

All prices and rents are quoted exclusive of, and may be subject to, VAT.





Not To Scale /
 For Identification
 Purposes Only

(86) (ACTUAL)

For further information or to arrange a viewing, please contact:-

Liam McAuley
 +44 (0)28 9521 9319
 +44 (0)7904 007114
 Liam@beaconpropertyni.co.uk

Beacon NI Property Ltd for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Beacon NI Property Ltd or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Beacon NI Property Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Beacon NI Property Ltd has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Beacon NI Property Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Beacon NI Property Ltd. 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.