

1-3 Nugents Entry, Enniskillen, BT74 7DF

To Let (by way of Assignment or Sub-Lease)

Ground Floor Retail Unit totalling approximately 875 sq ft



Lambert  
Smith  
Hampton

## Location

Enniskillen is the largest town in County Fermanagh with a population of approximately 26,454 people and is located approximately 24 miles from Omagh, 52 miles from Derry~Londonderry and 82 miles from Belfast. The subject is located on Nugents Entry just off Queen Elizabeth Road. Neighbouring occupiers include Body & Soul Beauty Clinic, Danske Bank and Sculptic Clinic.

## Description

The subject comprises of a ground floor retail unit with frontage onto Nugents Entry. Internally the building is finished to include a mixture of wooden and carpeted flooring, suspended ceiling, spot lighting, plastered and painted walls, kitchenette and WC facilities. The property also benefits from fire and intruder alarm systems and Economy 7 storage heating units.

## Schedule of Accommodation

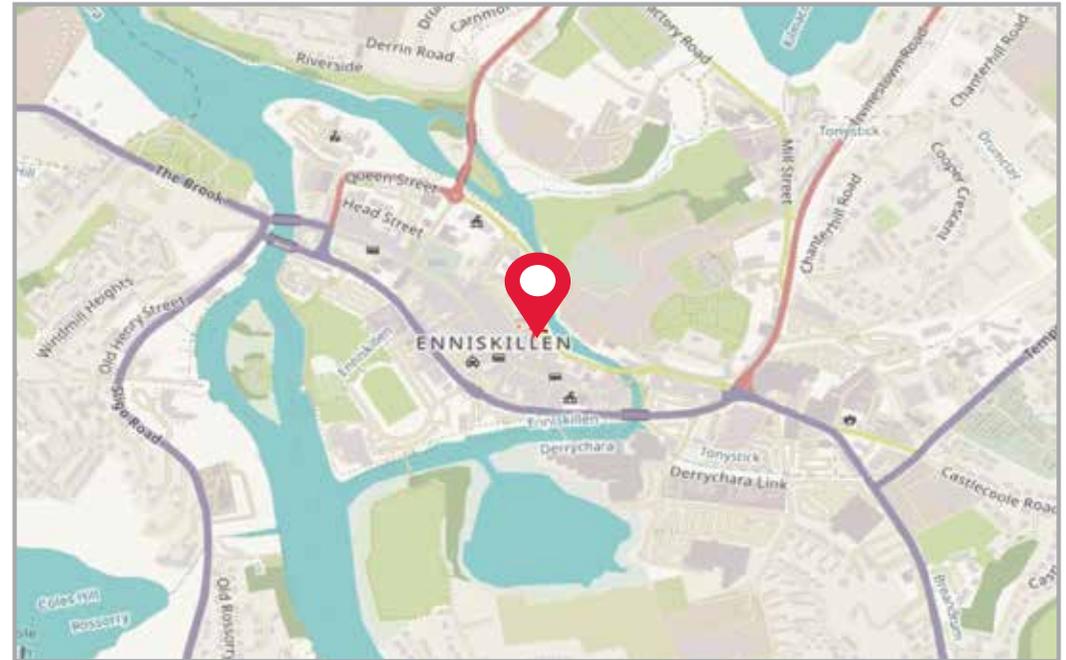
Floor	Sq Ft	Sq M
Ground Floor	875	81.31
<b>Total</b>	<b>875</b>	<b>81.31</b>

## Lease Details

**Term** - By negotiation.

**Rent** - On application.

**Repairs & Insurance** - Tenant responsible for internal repairs and reimbursement of a fair proportion of the building insurance premium to the Landlord. Currently estimated at £996 for the year 21/22.



For Indicative Purposes Only





## Rates

We have been advised that rates are to be re-assessed on completion.

## Energy Performance Certificate

The property benefits from an EPC rating of TBC and the Energy Performance Certificate is available upon request.

## Value Added Tax

Prices, rentals and outgoings quoted are exclusive of VAT that will be charged at the prevailing rate.

## Viewing Details / Further Information

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



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