

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

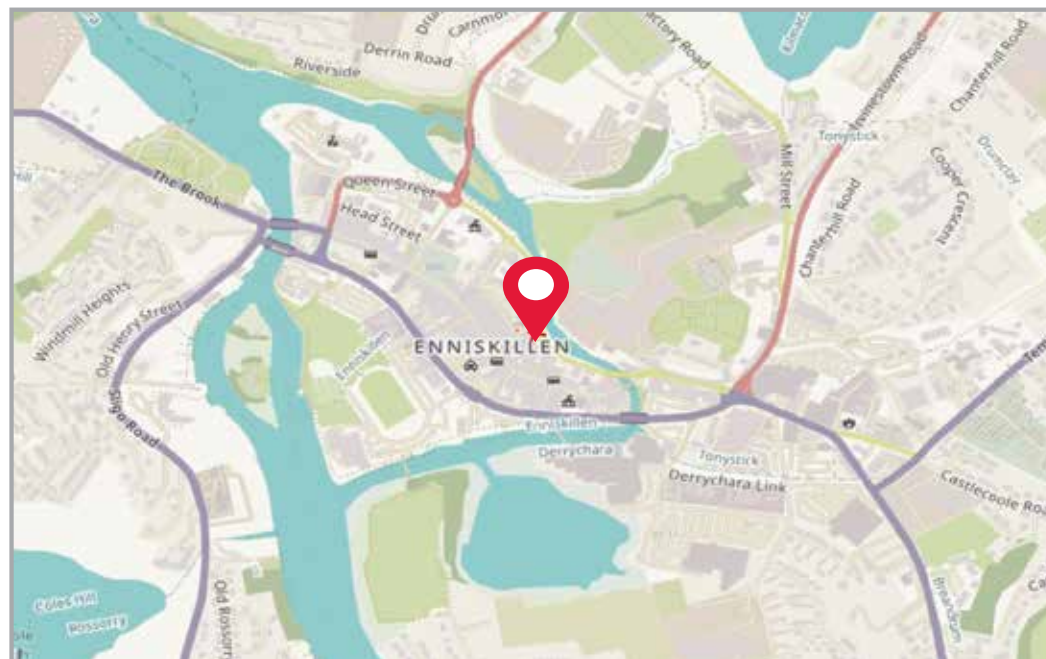
Floor	Sq Ft	Sq M
Ground Floor	875	81.31
Total	875	81.31

Lease Details

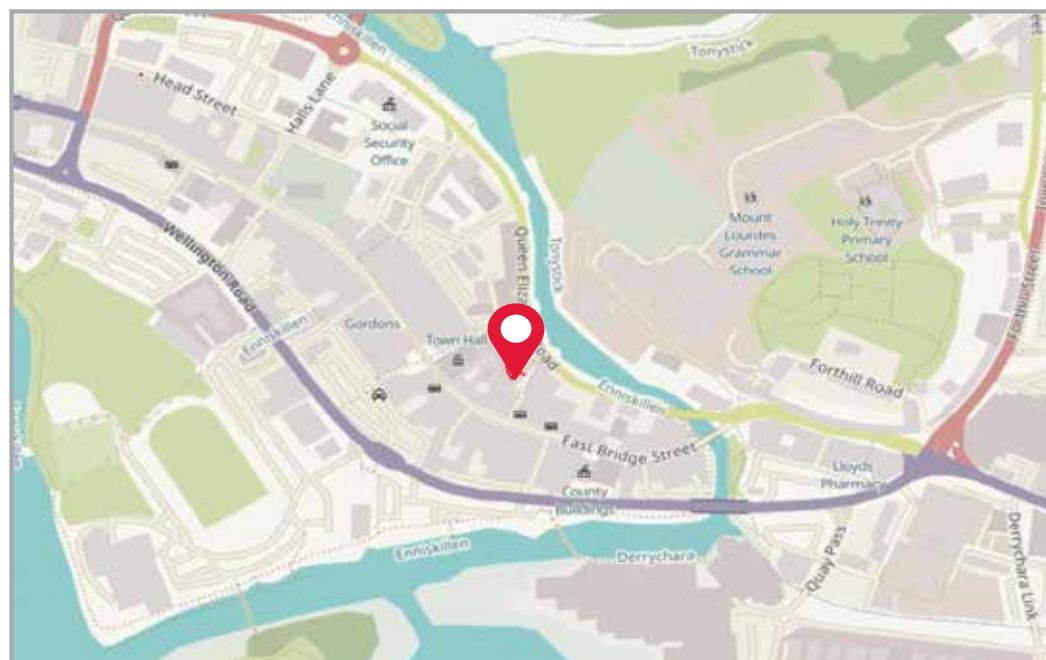
Term - By negotiation.

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:

**Lambert
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