

For Sale

Prime Commercial Property
31 Townhall Street, Enniskillen, BT74 7BD



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WAKEFIELD



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For Sale

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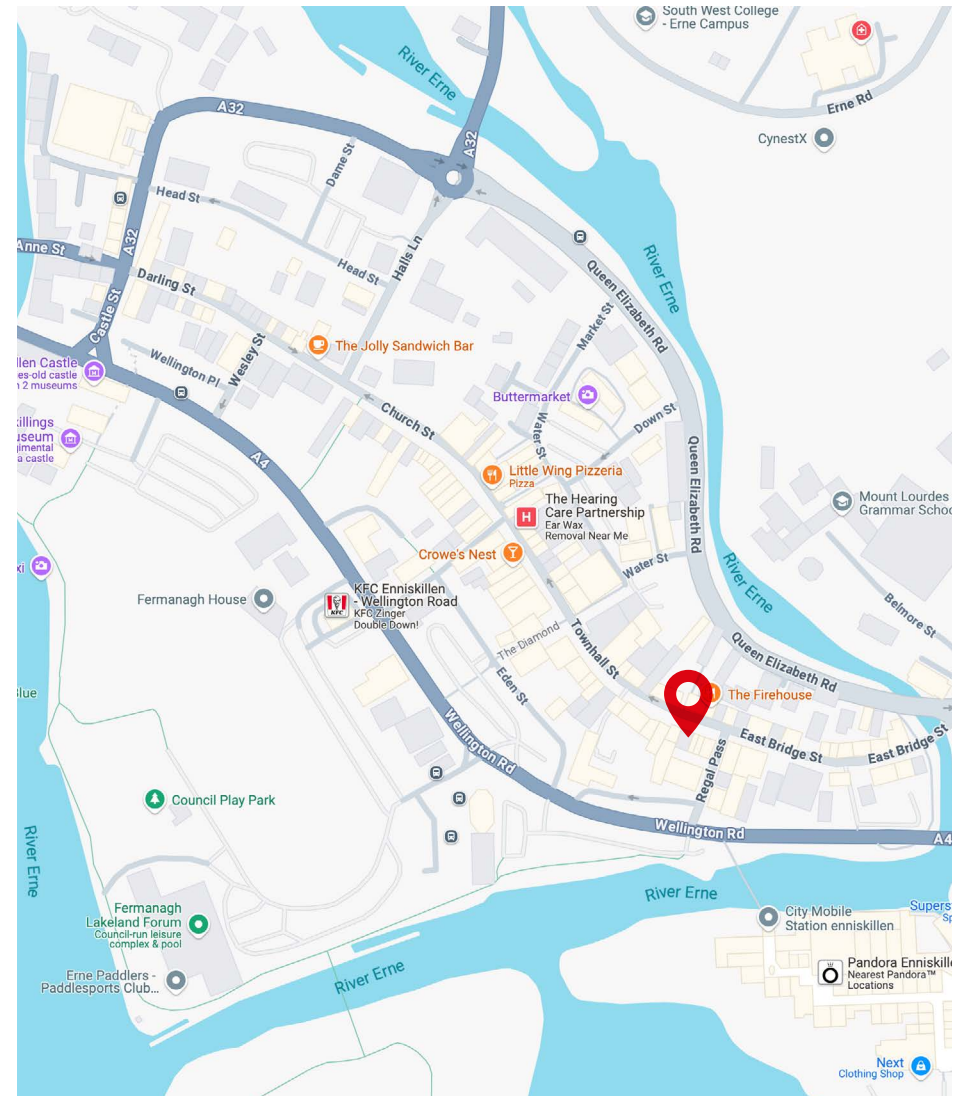
Property Highlights

- Situated in a prominent high footfall town centre location close to The Diamond.
- Substantial property extending to approx. 2,706 Sq Ft (251.40 Sq M).
- Ground floor retail unit let to Forsight Limited producing £13,000 per annum exclusive.
- Upper floors suitable for a variety of domestic and non-domestic uses, subject to any necessary statutory consents.
- Offers over £240,000 exclusive, subject to contract.

Location

Enniskillen is the County Town of Fermanagh with a large catchment population situated approximately 80 miles south west of Belfast on the shores of Lough Erne and close to the border with the Republic of Ireland benefitting from significant tourist and cross border trade.

The town has a strong retail offering with the subject property occupying a prominent high footfall position on Townhall Street between Regal Pass and The Diamond in a prime retail pitch close to public car parks with neighbouring occupiers such as AIB, Danske Bank, Sports Direct, Iceland, Card Factory, Boots, Bank of Ireland, CEX, Gordons and B&M.



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Description

A substantial part four storey and part single storey mid terrace property of a traditional construction beneath pitched and flat roofs with a small enclosed yard. The façade has a painted rendered finish and an aluminium framed glazed shopfront with a timber surround.

The ground floor retail premises are tenanted and currently comprise retail sales with storage accommodation, kitchen and WC facilities situated to the rear. It is well presented with finishes to include plastered/painted walls, a suspended ceiling with recessed LED lighting, electric heating and a vinyl floor covering.

The three upper floors, which are in need of modernisation/refurbishment, are accessed via a stairwell off Townhall Street and are currently configured to provide office/storage accommodation with kitchen facilities.

Accommodation

The property provides the following approximate net internal areas:

Description	Sq Ft	Sq M
Ground Floor	1,180	109.63
First Floor	606	56.30
Second Floor	605	56.21
Third Floor	315	29.26
Total	2,706	251.40



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Tenancy

The ground floor retail unit is let to Forsight Limited on effective full repairing and insuring lease terms. The salient lease details are outlined below:

Commencement	Term	Break Option	Rent
18 February 2025	5 years	17 February 2028	£13,000 pax

A copy of the lease can be provided to bona fide parties.

Forsight is a sister company of the National Council for the Blind of Ireland and has over 130 shops across Ireland.

Tenure

We understand that the property is held Freehold.

Non-Domestic Rates

Ground Floor - Rates payable for 2025/26 are approximately £8,181, excluding any reliefs that may be applicable. The tenant is responsible for the rates as per the terms of their lease.

Upper Floors - Rates payable for 2025/26 are approximately £2,285, excluding any reliefs that may be applicable.

Price

Offers invited in excess of £240,000 exclusive, subject to contract.

VAT

All prices, rentals and outgoings are quoted exclusive of but may be liable to Value Added Tax. We are advised that the property is elected for VAT.

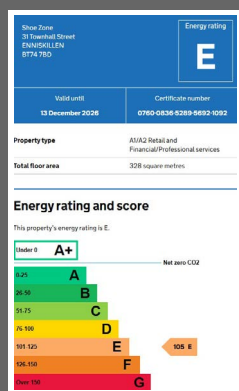


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Not To Scale. For indicative purposes only.

EPC



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