

TO LET

Unit 1a Showgrounds Retail Park,
Omagh, BT79 7AQ



Prime Retail Unit

Property Highlights

- Superb trading location in this successful shopping park located c. 500 yards from the town centre and with free parking.
- Other retailers in the park include M&S, Next, Argos, River Island, The Works, Sports Direct and New Look.
- Modern unit extending to approximately 3,575 sqft (332 sqm).

For more information, please contact:

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Location

Omagh is one of the strongest provincial retailing locations within Northern Ireland. It is the major administration centre for County Tyrone, with a catchment population of approx. 100,000 people.

Showgrounds Retail Park provides the towns main shopping facilities and occupies a pivotal edge of town centre location. Occupiers include M&S, Next, River Island, Sports Direct, Argos, The Works and Caffé Nero.

The scheme is within walking distance of the town centre and has the benefit of c.335 free car parking spaces.

Accommodation

The unit provides the following approximate area:

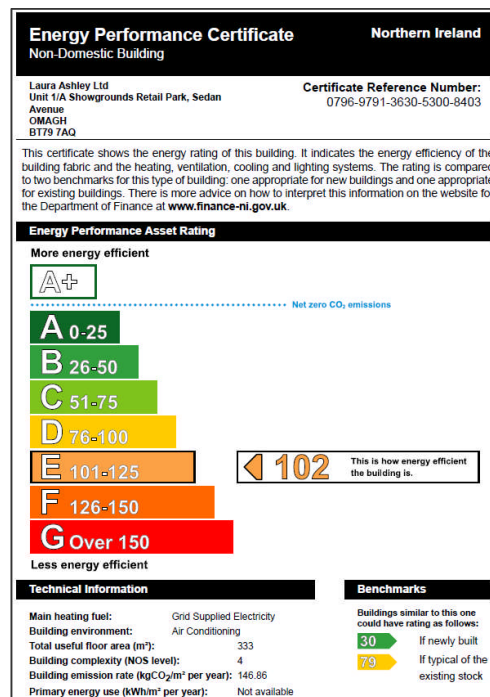
Description	Sq Ft	Sq M
Ground Floor	3,575	332

Lease Details

Term:	By Negotiation.
Rent:	£55,000 per annum exclusive.
Repairs:	Full Repairing Terms
Service Charge:	£4,102 per annum exclusive.
Buildings Insurance:	£326 per annum exclusive.
Rates Payable:	£32,718 pa (2020/2021) approx.

VAT

All prices, rentals and outgoings are quoted net of VAT which may be chargeable at the prevailing rate.



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