



**EADIE, McFARLAND & Co**  
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Est. 1971



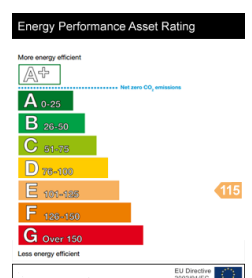
**24-26 Belmore Street  
Enniskillen  
BT74 6AA**

Price On  
Application



### LANDMARK SHOP PROPERTY FOR SALE IN PRIME LOCATION

- One of the best sites in Belmore Street with room for further expansion to rear.
- Long established in its present use and well known throughout Ireland.





24-26 Belmore Street, Enniskillen, BT74 6AA



## Description

Enniskillen is not only the county Town of Fermanagh it is a busy tourist and arterial route town which draws trade from at least 9 Counties and is known all over the country as a great town to visit and in which to shop.

'McNultys' was first established as a Bicycle/Motorcycle and general motoring accessory dealership in 1948. Consequently it is well known far and wide as customers have come to this shop from most Counties in Ireland for very many years. At its front is the most convenient parking area in Belmore Street and McNultys has been known as a meeting point both daytime and evening given its prominent location at the widest part of Belmore Street close to the Cenotaph. While the property can be purchased if required with the existing business the premises could also be suitable for a different type of retail shop or a variety of other uses (subject to any Statutory requirements). Examples are Restaurant/Coffee Shop, Solicitors, Accountants, Estate Agents Office, Dental Surgery, Hairdressing/Make up Salon.

There is a deceptively spacious rear yard/workshops/storage area which provides considerable space for potential expansion of the ground floor shops and the 2 upper floors provide excellent showroom and storage space.

This sale is truly a once in a lifetime opportunity to purchase one of the best known properties in Enniskillen either for owner occupation or as rental investment.

Contact our office now to discuss.

### ACCOMMODATION DETAILS

#### GROUND FLOOR

Shop: 23 feet of internal frontage. Total Sales Area circa 635 square feet plus Office area 60 square feet.

Storage/Display: 34 square feet.





## Description

FIRST FLOOR (with stairway to front of shop and stairway to rear of shop)

Showroom: 22'4" x 13'8"

Showroom: 15'8" x 11'6"

Showroom/Store: 9'10" x 9'9" at widest points.

Store Room: 6'11" x 6'8" with adjoining Whb/Wc.

### SECOND FLOOR

Store Room: 13'7" x 13'0"

Store Room: 15'8" x 11'5"

Store Room: 9'10" x 10'0"

Stairs to roofspace storage.

### OUTSIDE

Rear yard with Workshop/Storage: 29'10" x 11'10"

Workshop: 20'0" x 13'5"

Store: 9'7" x 8'0"

Right of Way to side provides pedestrian access to rear yard/workshops.

Rates 2017/18: £7,347.90

Tenure: Freehold.

VIEWING: STRICTLY BY APPOINTMENT WITH THIS OFFICE.







Est. 1971

# EADIE, McFARLAND & Co

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