



To Let Prime Retail Premises

7-8 Prospect Court, Omagh, BT78 1AR

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**FRAZER
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Summary

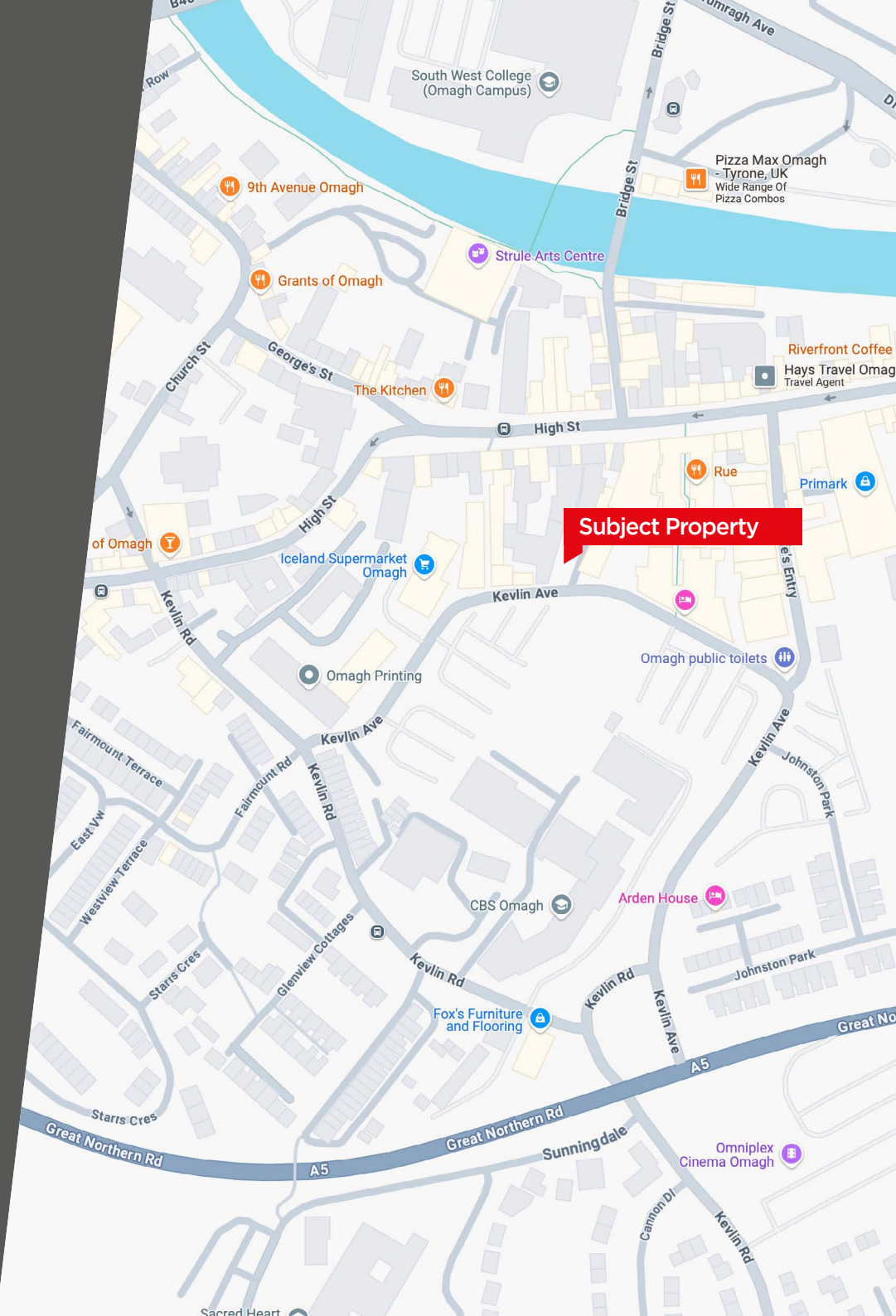
- Situated within a busy parade of retail premises in Omagh town centre.
- Well fitted and spacious double retail unit extending to c. 1,061 sq ft.
- Neighbouring occupiers include Boots, Subway, A Piece of Cake, Poundland & Todd Insurance.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

Location

The property is located in Omagh, the county town of Tyrone and is one of the largest towns in the west of Northern Ireland, with a catchment population of approx. 100,000 people.

Occupying a prime location within the heart of the town centre fronting onto Prospect Court, the property is positioned within a busy parade of businesses including Boots, Todds Insurance, A Piece of Cake and directly opposite Subway.

Two of the main car parks within the town centre are located within a minute's walk of the property and the Christian Brothers Grammar School is situated directly across the road, plus three other secondary schools within a 5/10 min walk.



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Description

The property comprises a prominent and spacious double ground floor retail premises, formerly occupied as a fruit and vegetable shop. The property is extremely well fitted throughout with an impressive and highly visible c.10-meter glazed shop front secured with electric roller shutter doors.

Internally the shop includes tiled flooring, suspended ceiling with LED lighting, two air conditioning units, three phase power supply, staff/prep kitchen area with high quality fitted units and a range of refrigeration equipment, which may be available upon request.

Depending on the level of interest received, the landlord may consider splitting the premises to provide two smaller shops.

Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Description	Sq. M	Sq. Ft
Sales Area	821	76.30
Store	85	7.90
Kitchen	155	14.41
Approximate Net Internal Area:	1,061	98.6

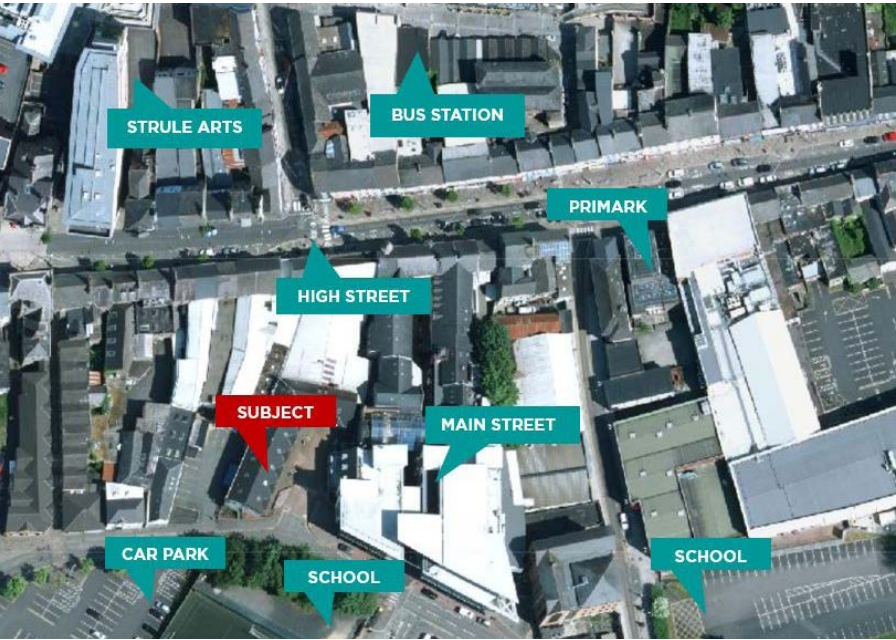
Rates

NAV: £7,800

Non-Domestic Rate in £ (25/26): 0.564209

Rates Payable: £4,400 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. If applicable, the rates payable would be £3,520. We recommend interested parties contact Land & Property Services to verify these figures (Tel: 0300 200 7801).



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Lease

Length of lease by negotiation.

Rent

Inviting offers in the region of £14,000 per annum.

Repair

Tenant responsible for interior repairs and exterior repairs by way of service charge.

Service Charge

Tenant responsible for payment of a Service Charge in connection with the landlord's outgoings to include the upkeep, maintenance, and repair of the exterior of the building, any common areas, management fees and buildings insurance.

VAT

All figures quoted are exclusive of VAT, which may be payable.

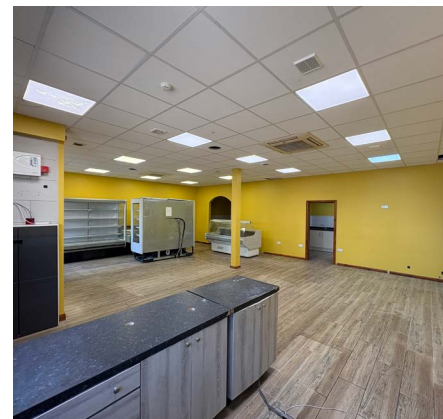
Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





FRAZER KIDD

For further information please contact:

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Disclaimer

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