



To Let Prime Retail Premises
Unit 2, 43-47 High Street, Omagh BT78 1BP

**FRAZER
KIDD**

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Summary

- Situated fronting onto High Street, within the heart of Omagh town centre.
- Well fitted and spacious retail shop with 1st floor storage extending to c. 3,436 sq ft.
- Neighbouring occupiers include, Boots, Primark, DV8, Bob & Berts and Trespass.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

Location & Situation

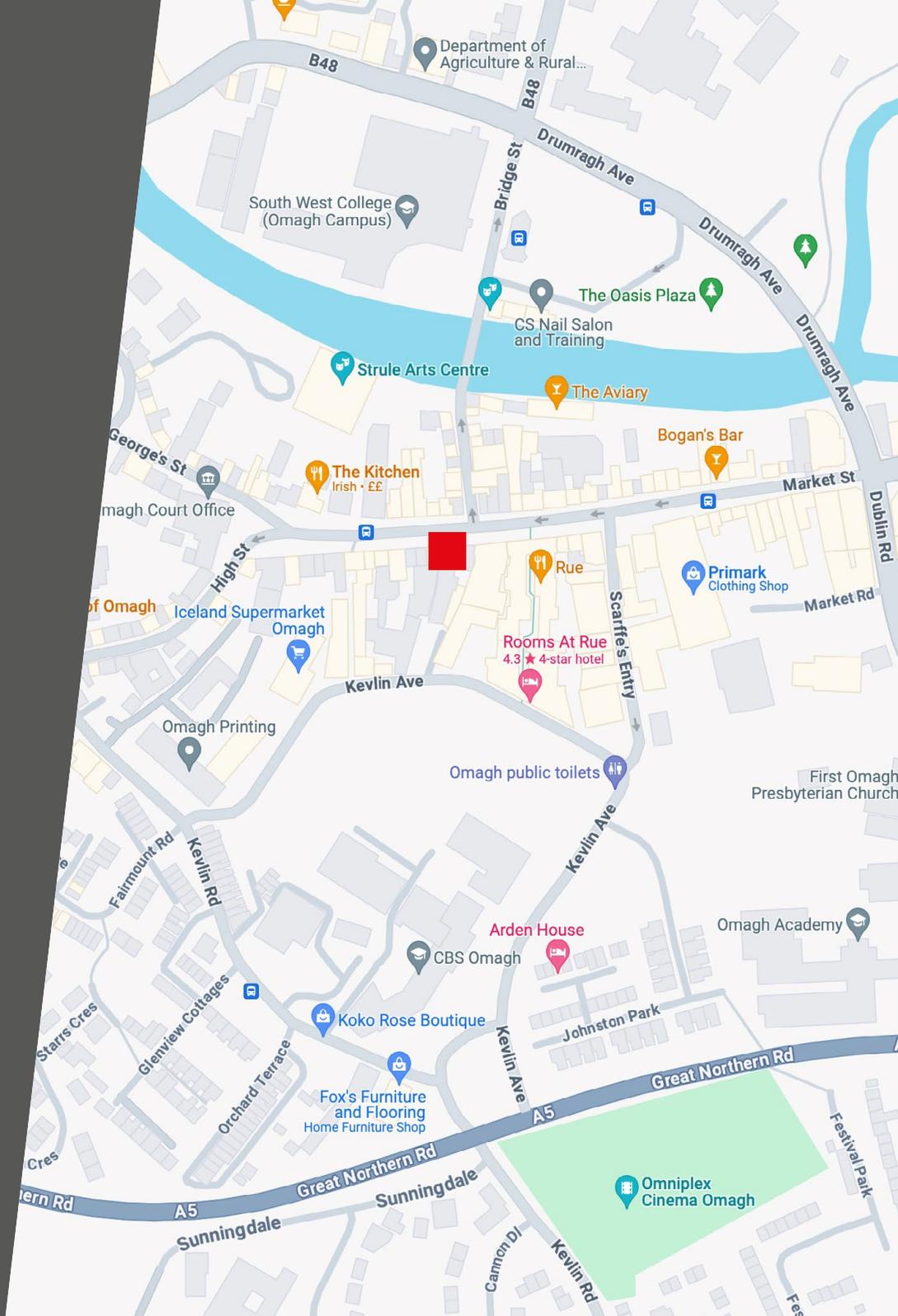
Omagh is the county town of Tyrone and one of the largest towns within the province, with a population of c. 20,000 people (2021 Census). The busy town is located approximately 34 miles south of Derry / Londonderry, c. 68 miles to the west of Belfast and c. 110 miles from Dublin.

Omagh is recognised as a prime commercial and retail centre for the district with a large catchment area, which also serves smaller surrounding towns such as, Fintona, Dromore and Carrickmore.

The subject property is situated on High Street within the heart of the town centre, at an extremely busy intersection connecting High Street and Bridge Street, benefiting from excellent shop front visibility and high levels of passing footfall and vehicular traffic.

On-street car parking and loading is available on the High Street, plus several public car parks within a few minutes' walk.

The town is home to a range of national and local traders, with very few vacancies. National retailers include, Boots, Primark, DV8, Bob & Berts, Trespass, Next, Caffé Nero and Marks & Spencer.



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Description

The property comprises a prominent and spacious retail premises over ground and first floors, currently occupied as a clothing store, trading as SD Kells Outdoor Active Outlet.

The property benefits for a highly visible glazed shop frontage with an electric roller shutter door.

Internally the ground floor comprises an open plan shop floor, with air conditioning, suspended ceiling with recessed lighting and wall racking throughout. To the rear of the ground floor includes a small store, changing rooms and a 2nd pedestrian entrance, which can be used for deliveries, employee or customer access.

The 1st floor includes an open plan store, managers office, staff room and WC, all finished to a basic but useable specification.

The property will be available from 1st May 2024.

Accommodation

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

Ground Floor Description	Sq. Ft	Sq. M
Sales Area	1,824	169.5
Store	200	18.6
First Floor Description		
Store & Office	1,412	131.2
Total Approximate Net Internal Area:	3,436	319.3

Lease

Length of lease by negotiation.

Rent

Inviting offers in the region of £30,000 + VAT per annum.



Not To Scale. For indicative purposes only.

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Rates

NAV: £21,600

Non-Domestic Rate in £ (23/24): 0.52318

Rates Payable: £11,300 per annum

*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801)..

Repairs

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

Service Charge

The tenant is 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, the common areas and agent's management fees. The Service Charge is estimated for the period from 01/05/23 - 30/04/24 to be £2,101 + VAT.

Building Insurance

The tenant is responsible for repayment of a proportion of landlords building insurance premium.

VAT

All figures quoted are exclusive of VAT, which is payable thereon.

Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

Brian Kidd
07885 739063
bkidd@frazerkidd.co.uk

Neil Mellon
07957 388147
nmellon@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB
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Disclaimer

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EPC

Energy performance certificate (EPC)

Unit 2 1142 Retail Street Belfast BT1 4PB	Energy rating F	Valid until 4 December 2028	Certificate number: 609 0211 0048 0007 0003
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Property type: A1142 Retail and Financial/Professional services
Total floor area: 329 square metres

Energy rating and score

This property's current energy rating is **F**.

Properties get a rating from A+ (045) to G (001) and a score.

This relates the rating and score. The lower (and property) carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built: **B+**

Typical of the existing stock: **D**