



**Instinctive
Excellence
in Property.**

Sale and Lease Back

Investment Opportunity

1-3 High Street
Enniskillen
BT74 7DQ

RETAIL





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EPC



Location

Enniskillen is a popular retail destination providing Fermanaghs main facilities with significant cross border trade. Enniskillen is the county town of Fermanagh and is located approximately 80 miles south west of Belfast.

Situation

Prominent prime retail property on the corner of High Street, which is the main arterial route through the town.

Nearby occupiers include Boots the Chemist, Caffè Nero, Bank of Ireland, Mercers and Fermanagh and Omagh district council offices.

Description

This landmark retail property with dual frontage to High Street and Cross Street is arranged over basement, ground and first floor. Houstons Brothers t/a Houstons occupies a prominent corner position on High Street, with 2 separate units fronting Cross Street.

Houstons, a well known department store is finished to a very high standard and has the benefit of a central escalator, customer lift as well as a goods lift. The building also benefits from air conditioning throughout.

Dollakis, a long established greek restaurant occupies a rear unit on Cross Street which is fully fitted and includes glass shop front and external roller shutters.

Claire Daly Interiors also operates from a unit on Cross Street which is finished to a high standard to include papered walls, carpeted floor, a glazed shop front and roller shutters externally.

Accommodation

OCCUPIER	LEVELS	AREA SQ FT	AREA SQ M
Houstons Brothers Ltd	Basement to second floor	17,266	1,604
Dollakis Company Ltd	Ground floor only	761	71
Claire Daly Interiors	Ground floor with mezzanine	1,159	108
		19,186	1,783

Lease Details

TENANT	TERM	RENT	RENT REVIEW	REPAIR
Houston Brothers Ltd	15 years with a break at the anniversary of the 10th year subject to 6 month prior written notice from completion.	£120,000 per annum plus VAT.	Open market value at the anniversary of the 5th and 10th years.	Full repairing and insuring lease.
Dollakis Company Ltd	10 year lease. Start date to be confirmed.	£13,000 per annum plus VAT.	Open market value at the anniversary of the 5th year.	Full repairing and insuring lease.
Claire Daly Interiors	15 years from 22nd October 2004.	£15,180 per annum plus VAT.	Open market value at the anniversary of the 5th and 10th years.	Full repairing and insuring lease.
Total Rent		£148,180 per annum plus VAT.		

Title

Freehold with the benefit of a lease for 10,000 years from 20th May 2004, subject to a lease of £1 if demanded. Further details upon request.

Rates

We have been advised by the Land and Property Services website of the following:-

1 High Street (shop and stores) - £116,500
2 Cross Street (shop) - £8,700
4 Cross Street (shop) - £6,950

Rate in the £ for Fermanagh and Omagh Council for 2019/2020 is £0.558331
We advise all purchasers to make their own rates enquiries directly to LPS.

Price

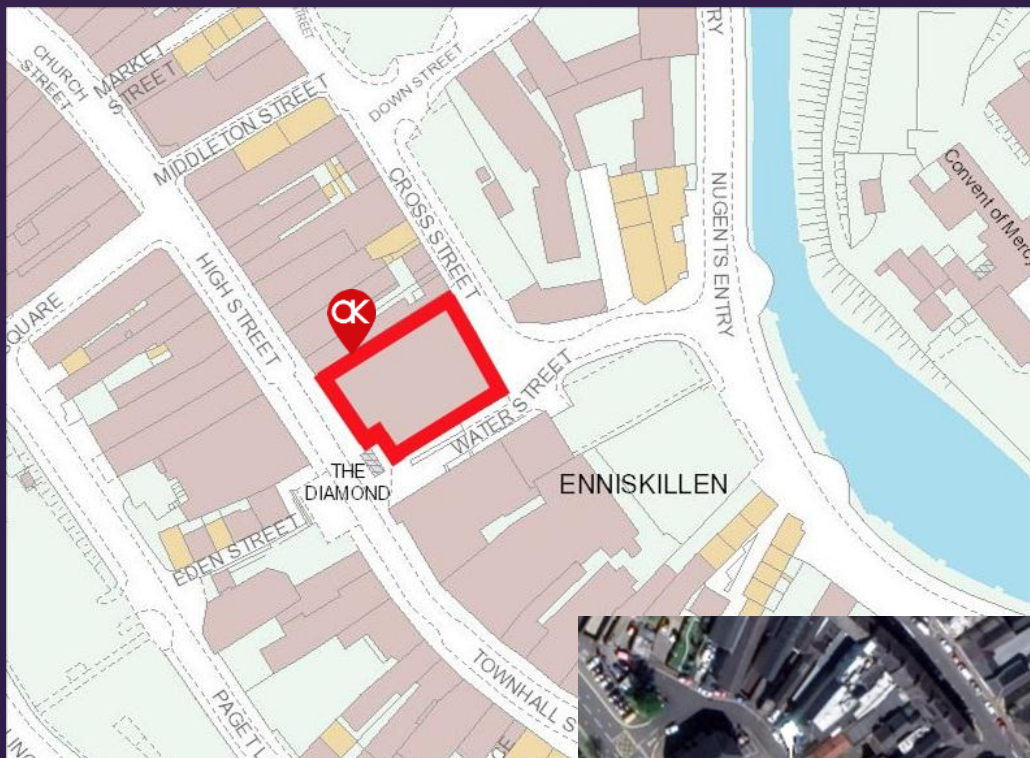
We are instructed to seek offers in excess of £2,000,000 (two million pounds). A purchase at this level would reflect a Net Initial Yield of 6.9% subject to a standard purchasers cost of 6.28%.

VAT

All prices quoted are exclusive of but may be liable to VAT.



Location Map



FOR INDICATIVE PURPOSES ONLY

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CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

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