



Instinctive
Excellence
in Property.

For Sale/To Let

Prominent Retail Unit
4,373 sq ft (406.3 sq m)

10 High Street
Enniskillen
BT74 7EH

RETAIL



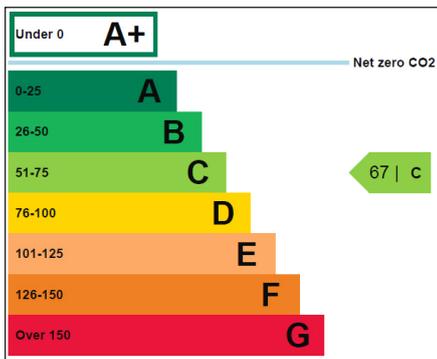
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EPC



Rear Elevation

Location

Enniskillen is located in the west of the province, in County Fermanagh, approximately 80 miles west of Belfast and 50 miles south of Londonderry. The town is the largest settlement in the county providing the main shopping provision in the county and further benefits as a popular destination for tourists and cross border trade.

The property is conveniently located in a prominent position along High Street, the prime retailing pitch in the town. Nearby retailers include B&M Bargains, Boots, CEX and the local department store, Houstons.

Description

The property comprises a mid-terrace retail unit of two storeys at the High Street elevation and with a semi-basement level to the rear, with direct access from Paget Lane.

The property benefits from a double glazed frontage at ground floor level, secured by way of roller shutter. Internally, the property is finished to a good standard with vinyl floor coverings and suspended ceilings with fluorescent lighting. The property also benefits from natural light by way of light wells.

The first floor level has the benefit of planning permission (L/2004/1477/F) and previous fit-out for use as a café. The building also provides customer lift access and a separate staff staircase to the rear.

Accommodation

We calculate the approximate Net Internal Area of the unit, in accordance with the current RICS Code of Measuring Practice, to be:

Description	Sq M	Sq Ft
Ground Floor Sales	222.58	2,396
First Floor Sales	115.00	1,238
First Floor Ancillary Accommodation	24.09	259
Basement Stores	44.63	480
Total Net Internal Area	406.30	4,373

Rates

We have been advised by the Land and Property Services of the following rating information:

10 High Street, Enniskillen: Net Annual Value £30,200.

The current non-domestic rate in the pound for 2020/2021 is £0.497231. The property is currently benefitting from a rates holiday for the current rating year. Interested parties are advised to carry out their own assessment.

Title

We understand that the property is held freehold.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

Proposal

We have been instructed to seek offers in the region of £420,000 exclusive. Alternatively, our client would consider an offer to lease the property.

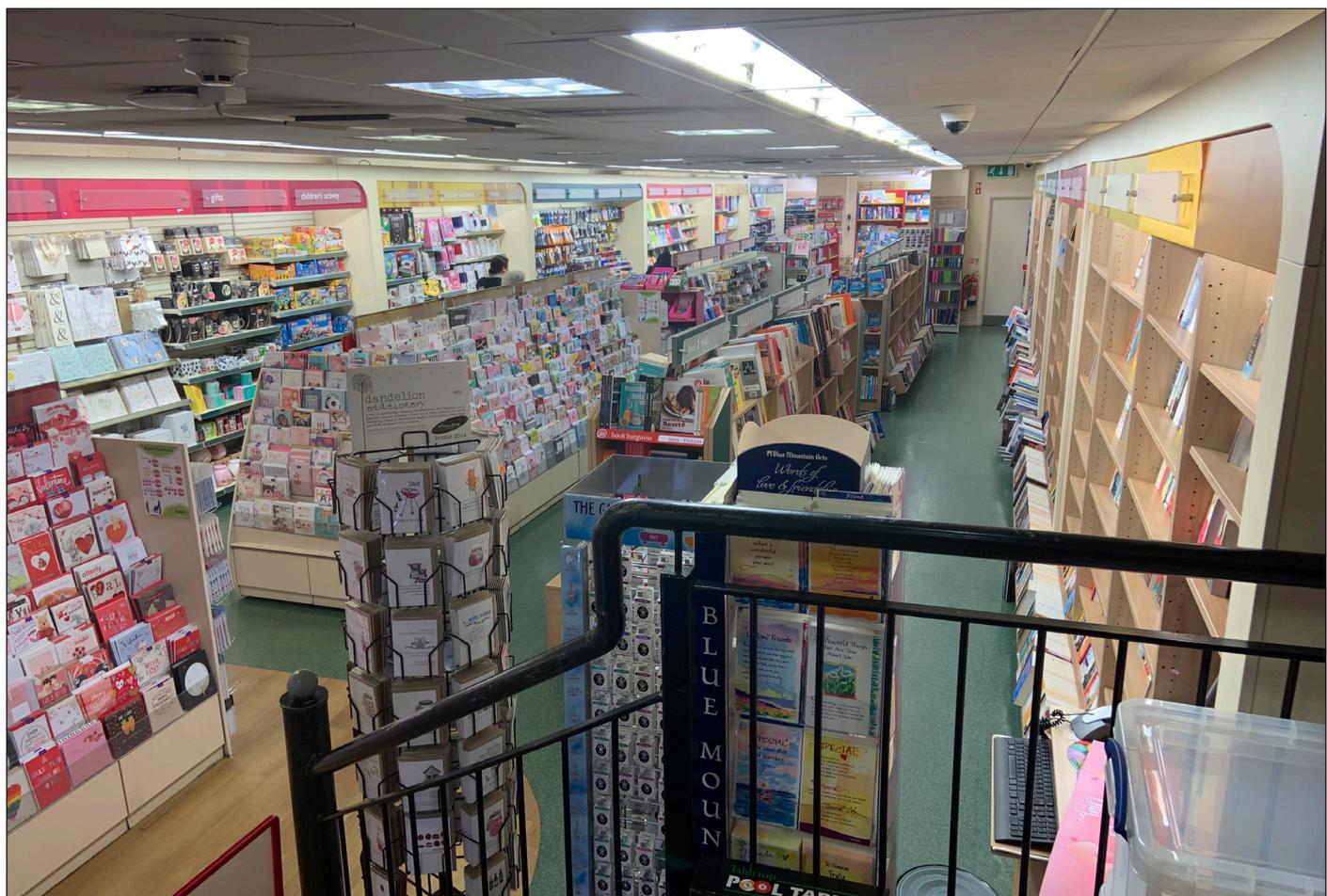
Proposed Lease Terms

Rent Review: At the anniversary of the 5th year.
Rental: £40,000 per annum exclusive

Floor Plans



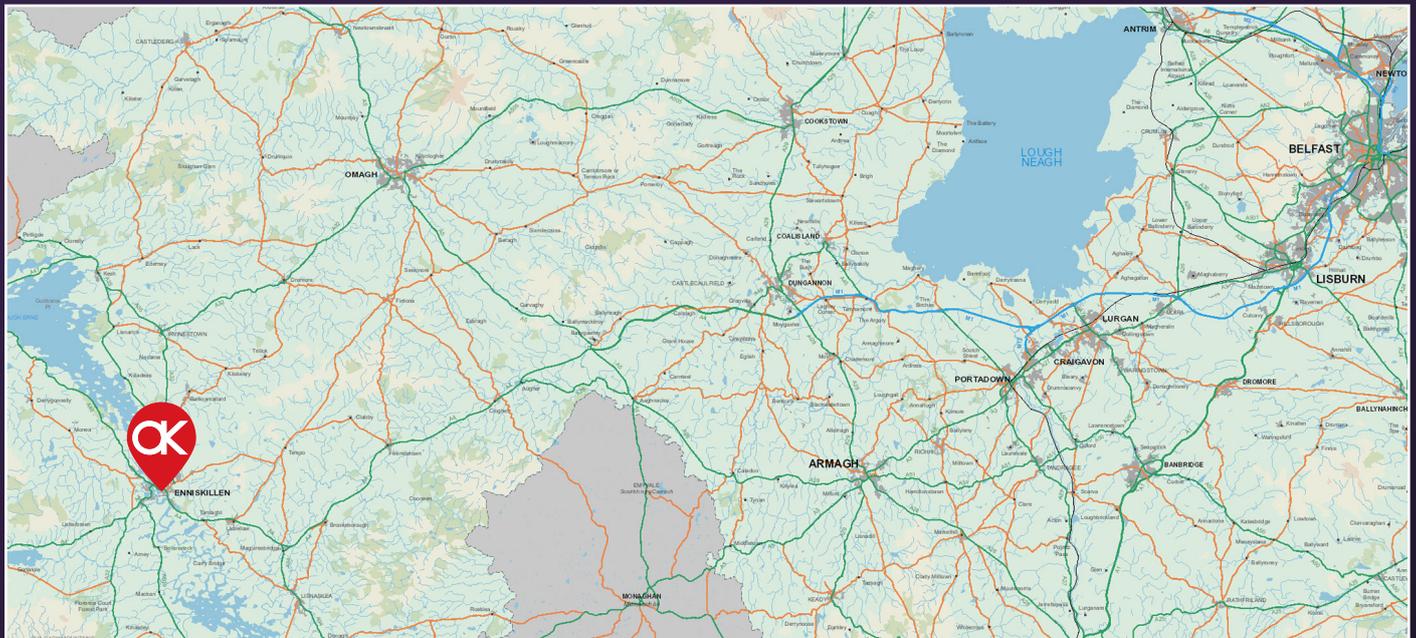
FOR IDENTIFICATION PURPOSES ONLY



Location Maps



Osborne
King



STEPHEN BOYD: ☎ 028 9027 0035 📠 079 0848 4209 ✉ stephen.boyd@osborneking.com

Osborne King, The Metro Building, 6-9 Donegall Square South, Belfast, BT1 5JA

☎ 028 9027 0000 ✉ property@osborneking.com 🌐 www.osborneking.com 📷 📺 📱

CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

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