



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



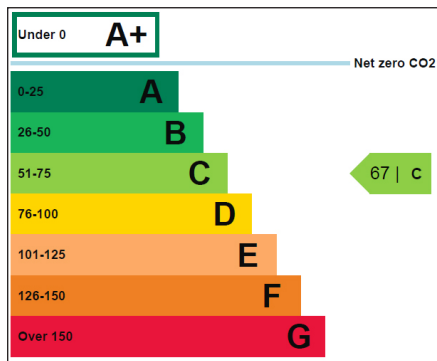
# For Sale/To Let

## Prominent 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
<b>Total Net Internal Area</b>	<b>406.30</b>	<b>4,373</b>

## 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



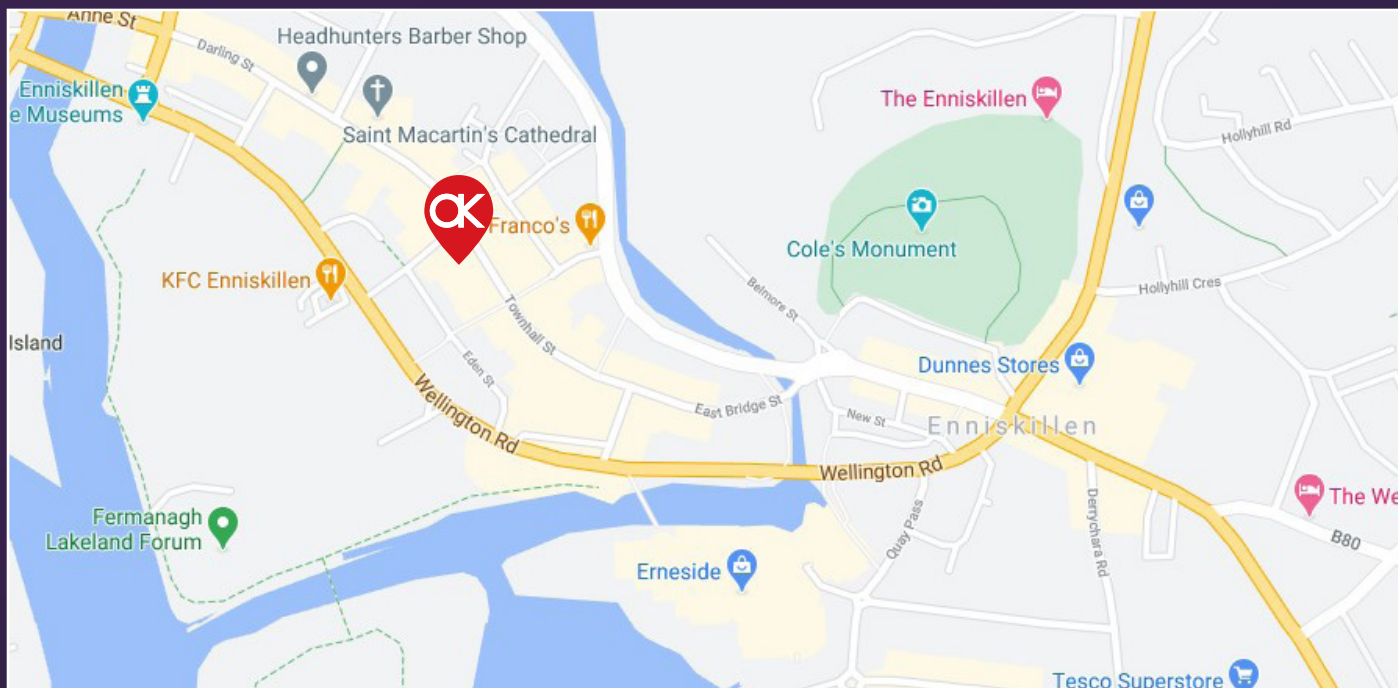
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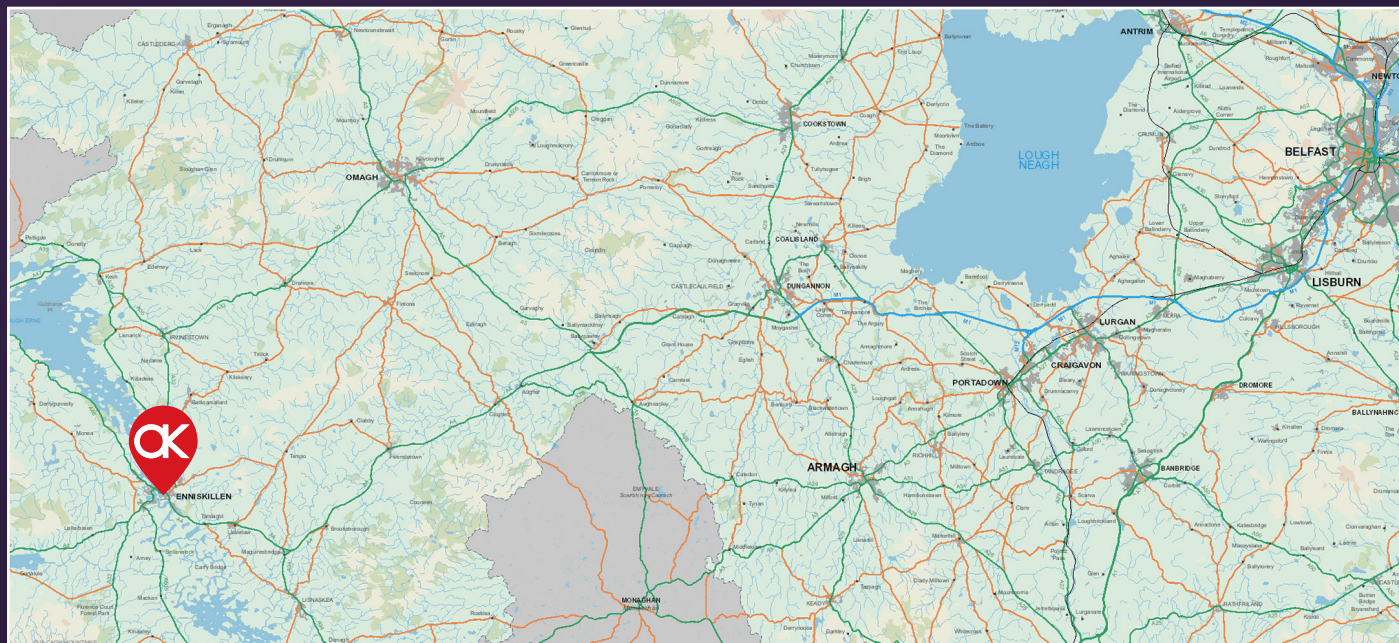
# Location Maps



Osborne  
King



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## CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/ukSI/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

## MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: The Metro Building, 6-9 Donegall Square South, Belfast, BT1 5JA. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.