



**Instinctive
Excellence
in Property.**

For Sale/To Let

**Prominent Retail Unit
c. 4,659 sq ft (432.8 sq m)**

21 High Street
Enniskillen
BT74 7EH

RETAIL



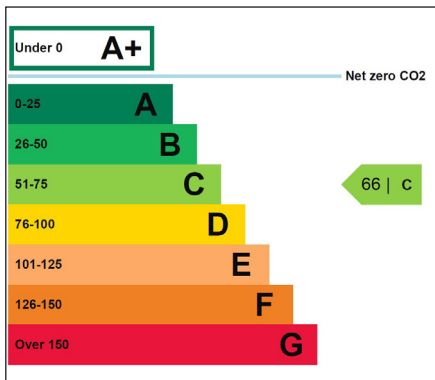
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EPC



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 and 50 miles South of Derry.

The property is conveniently located in a prominent position along High Street, the prime retailing pitch in the town. Neighboring occupiers include; Nationwide, Little Wing Pizzeria, Gordon's Chemist, Santander and Boots Chemist.

The Ulster Bus Depot and Erneside Shopping Centre are within a short walking distance from the subject.

Description

The property comprises of an end terrace 3 storey retail unit with direct access on to both High Street and Middleton Street. Internally, the accommodation is laid out to provide ground and first floor sales areas whilst storage and staff rooms are located on the second floor.

It is finished to a very high standard throughout to include; painted and plastered walls, laminate flooring, WC facilities, double glazed windows and recessed strip fluorescent lights and spotlights.

The property would be suitable for a variety of uses, subject to the necessary planning consents.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Lower Ground	746	69.3
Ground Floor	1,598	148.5
First Floor	1,085	100.8
Second Floor	1,230	114.3
Total	4,659	432.8

Title

We understand that the property is held by Freehold.

Rates

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

NAV: £29,000
Current rate in the £ for 2020/21: £0.497231
Estimated Rates Payable: £14,419

Lease Details

On application.

Sale Details

We have been instructed to seek offers in the region of £375,000 exclusive.

VAT

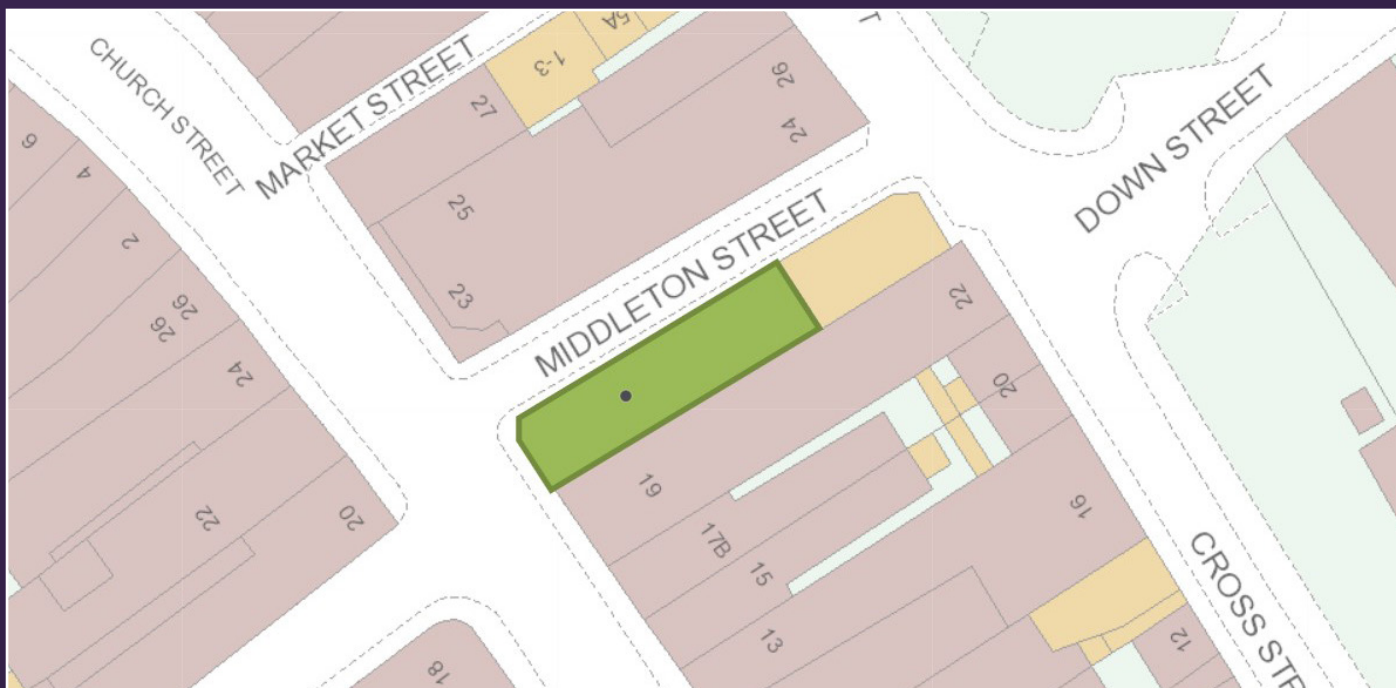
All prices, rentals and outgoings are quoted exclusive of VAT.



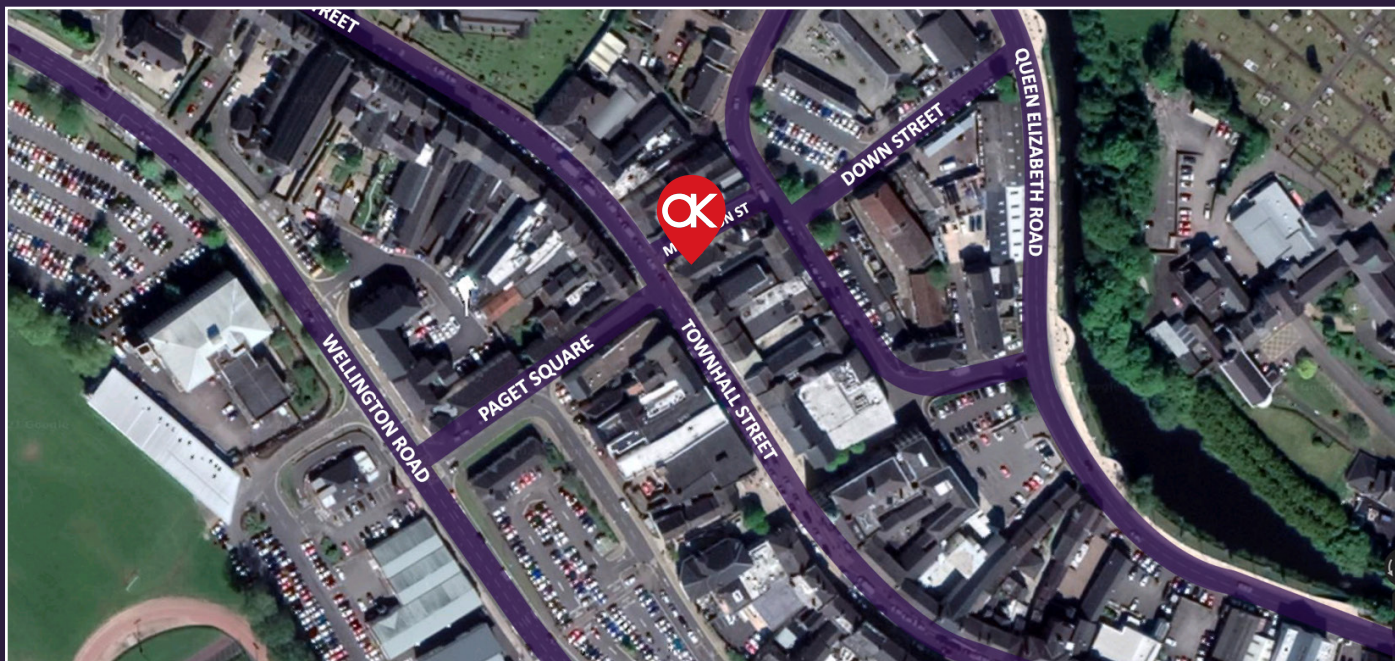
Location Maps



Osborne
King



FOR IDENTIFICATION PURPOSES ONLY



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MISREPRESENTATION ACT 1967

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