



**Instinctive
Excellence
in Property.**

For Sale

(Tenants/businesses not affected)

**Prominent Property
(Part Income Producing)**

2 The Diamond
Enniskillen
BT74 7EQ

MIXED USE INVESTMENT



For Sale

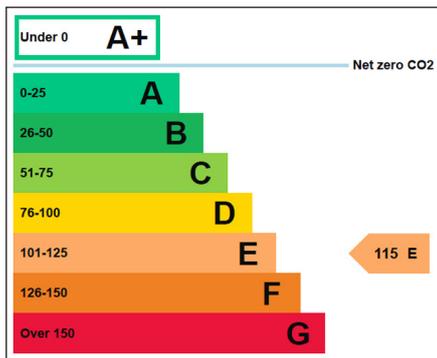
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2 The Diamond
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MIXED USE INVESTMENT

EPC



Location

The premises occupies a prominent position in Enniskillen town centre. Located on The Diamond just off Townhall Street. The unit benefits from excellent footfall and is located within close proximity to Enniskillen bus station.

The immediate vicinity is made up of a variety of bars, restaurants and a multitude of shops including B&M Bargains, Houston's, and Boots with Erneside Shopping Centre a short walk from the subject.

Description

The subject is a two storey end terrace property over basement with two ground floor units currently let to Lydia's Bespoke Bakehouse and Coffee Shop and Snackz Café. The upper floors are vacant providing a further commercial unit and a one-bedroom apartment. Both need refurbishment prior to occupation.

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	NAV/Capital Value	Tenant
Part Ground Floor	236	22	£5,200	Lydia's
Part Ground Floor	548	51	£7,800	Snackz
First Floor	247	23	£760	Vacant
First Floor (Apartment)	568	53	£50,000	Vacant
Basement	-	-	-	-

Rates

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

Non Domestic Rate in the £ for 2023/2024: £0.52318
Domestic Rate in the £ for 2023/2024: £0.008881

VAT

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

Tenancy Information

The sale is subject to two tenancies namely Lydia's and Snackz which provide a total annual income of £24,000. The upper floors are currently vacant but could be leased following refurbishment.



Apartment

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.

Guide Price

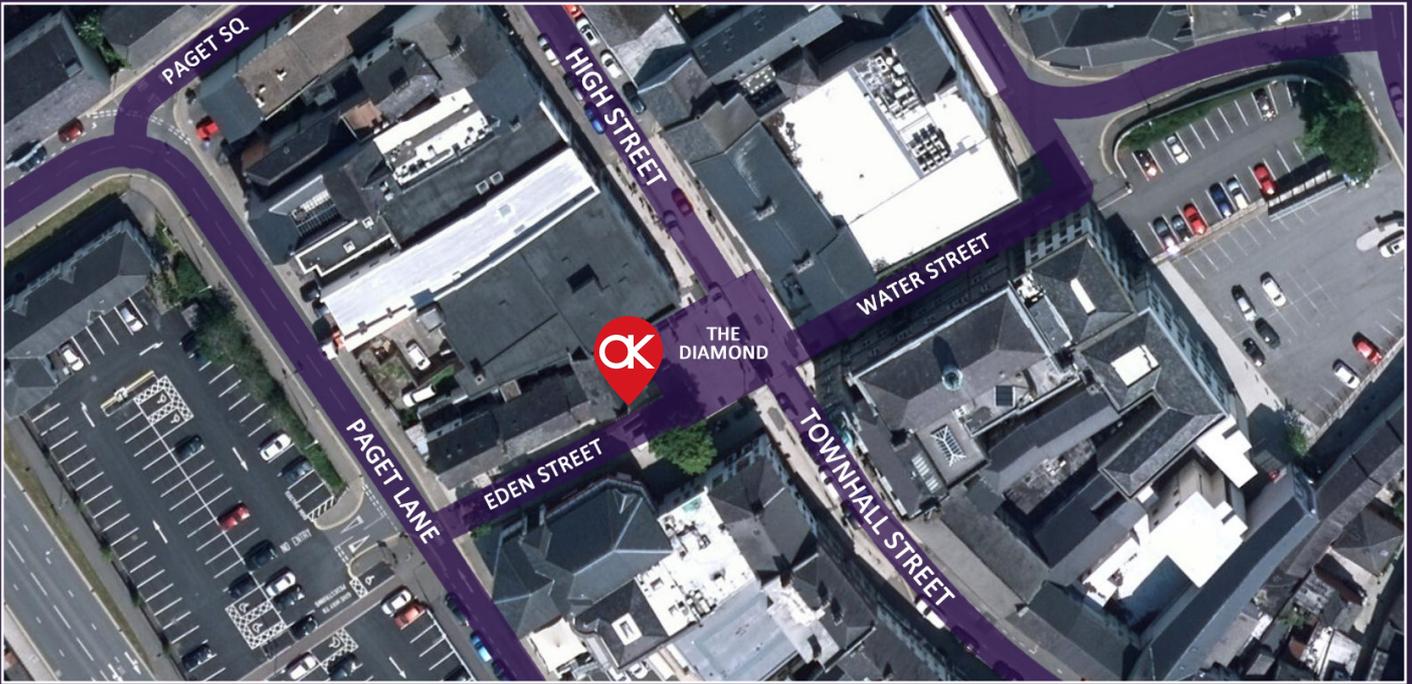
Price on application.



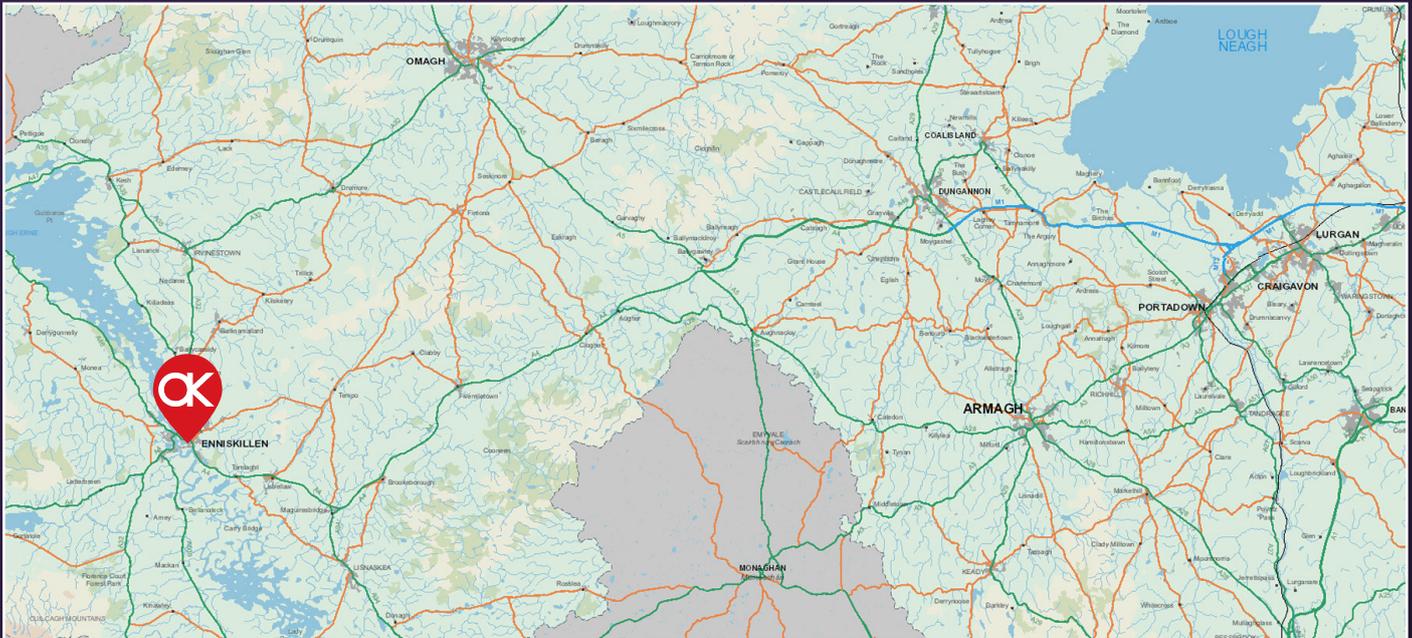
Lydia's



Snackz



FOR IDENTIFICATION PURPOSES ONLY



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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/uk/si/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: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. 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.