



**R A NOBLE & CO**

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK  
AUCTIONEERS & ESTATE AGENTS

Your  
Local  
Property  
Experts.

# To Let

Prime Commercial Rental Opportunity

**53 & 55-57 Main Street, Fintona  
Omagh,  
BT78 2AG**

**Commercial**

**Two Adjoining Premises – Available  
Separately or as One Combined Unit**





**R.A.Noble & Co.**

[www.nobleauctioneers.co.uk](http://www.nobleauctioneers.co.uk)

**For Sale**

## Prime Commercial Rental Opportunity

**53 & 55-57  
Main Street  
Fintona  
BT78 2AG**

**Commercial**

### Location

An exceptional opportunity to lease one or both of these well-presented commercial units. Located side by side on the Main Street of Fintona, in a prominent ready to trade location.

### Description

#### 53 Main Street—Fully Equipped Café

Approx: 683.81sq.ft

Café Area: 4.5m x 7.36m

Basement Store: 7.24m x 4.2m

A modern, fully equipped café premises, fit for immediate occupation and trading.

#### Key Features

- Seating area for approximately 16 customers
- Fully fitted kitchen with gas— fitted stainless steel fryers.
- Large display fridge and additional prep area
- Staff Toilet facilities
- Fibre BB Connection.

*The units previously hosted a very successful café & Butchers business which recently closed due to retirement and therefore the new tenants could avail off significant existing trade provided they maintain the high standards of reputation that 'Deazley eats' & 'Deazley Meats' were renowned for.*

#### 55-57 Main Street—(Butchers Shop)

Approx: 699.76sq.ft

A well maintained butcher's premises featuring a welcoming retail area, chilled storage and practical preparation spaces.

#### Key Features

- Spacious Shop Front with fitted Butchers counter
- Dedicated prep and chill rooms
- Basement storage and WC facilities
- Prominent frontage on Fintona's main street

### Rates

Estimated Rates No. 53 £1749.05 per annum.

Estimated Rates No. 55-57 £3,200 per annum.

### Lease Terms

**53 Main Street: £650.00 per month**

**55-57 Main Street: £650.00 per month**

This profitable rental opportunity is sure to attract a high level of interest therefore we would urge all interested parties to contact our office early to avoid disappointment.

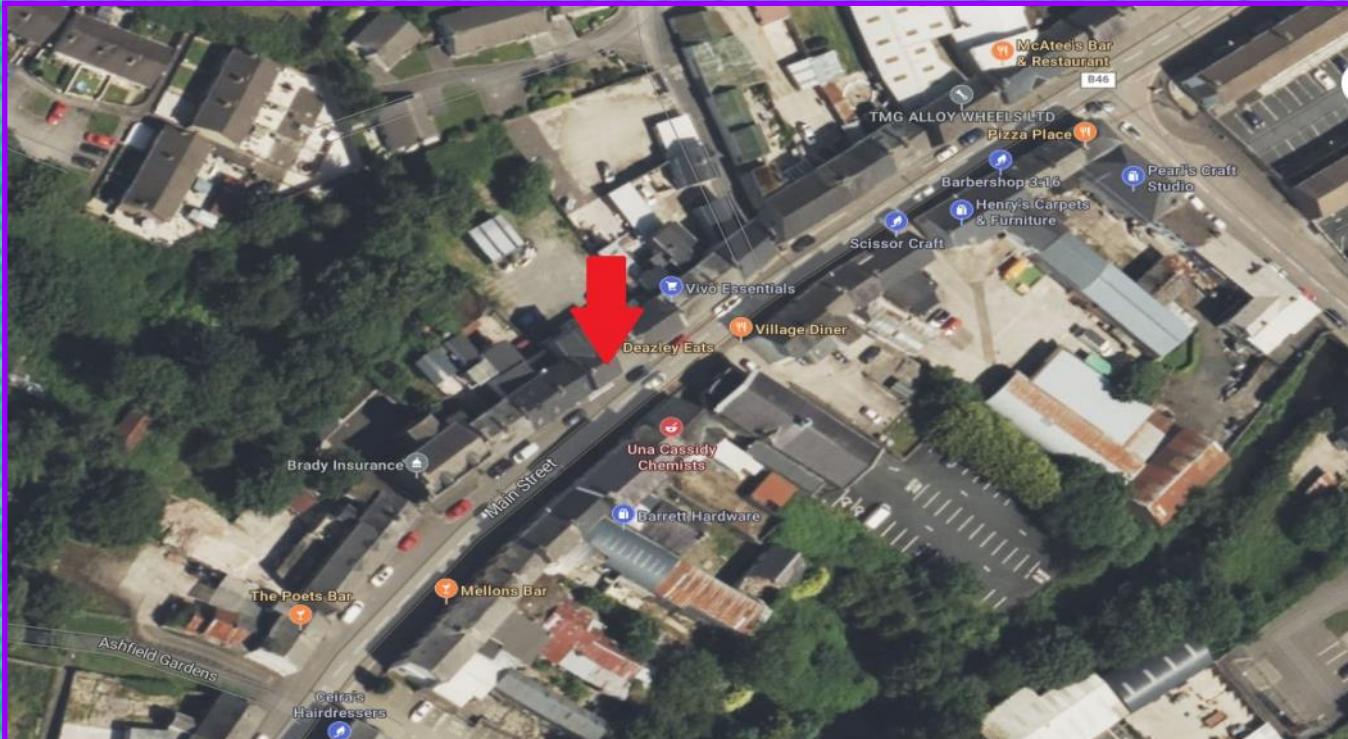


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# Location Maps



**FOR INDICATIVE PURPOSES ONLY**

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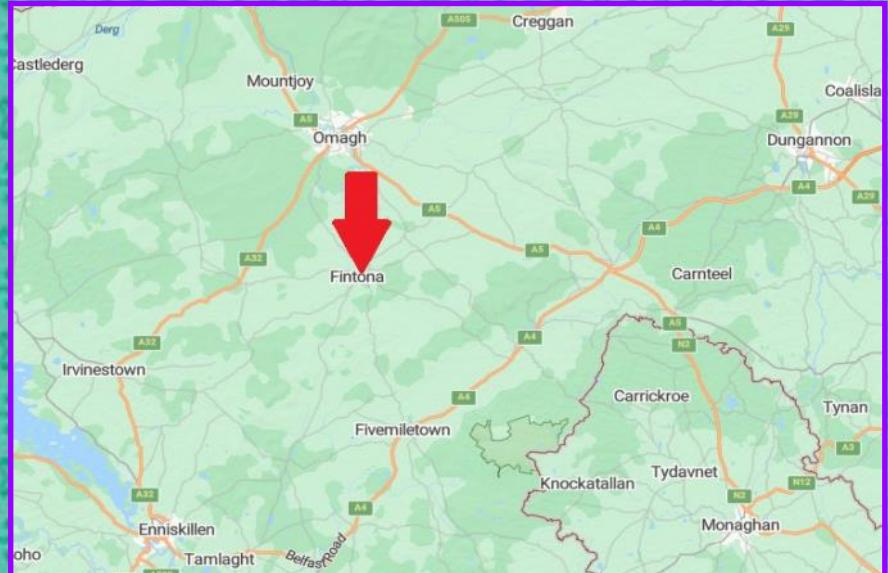
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property  
professionalism  
worldwide

## Are you thinking of selling your property?

**or would you like a *Free valuation* to advise what price you could expect if you decided to sell?**

Like many of our valued clients already have, give our professional team a call for a FREE no obligation confidential discussion on 02885548242 and we would be happy to assist you whatever property your enquiry relates to.

## MISREPRESENTATION ACT 1967

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