

# For Sale

## Campsie Service Station

Campsie Road, Omagh, BT79 0AG

**nre**  
northern real estate  
we value property





## Key Highlights

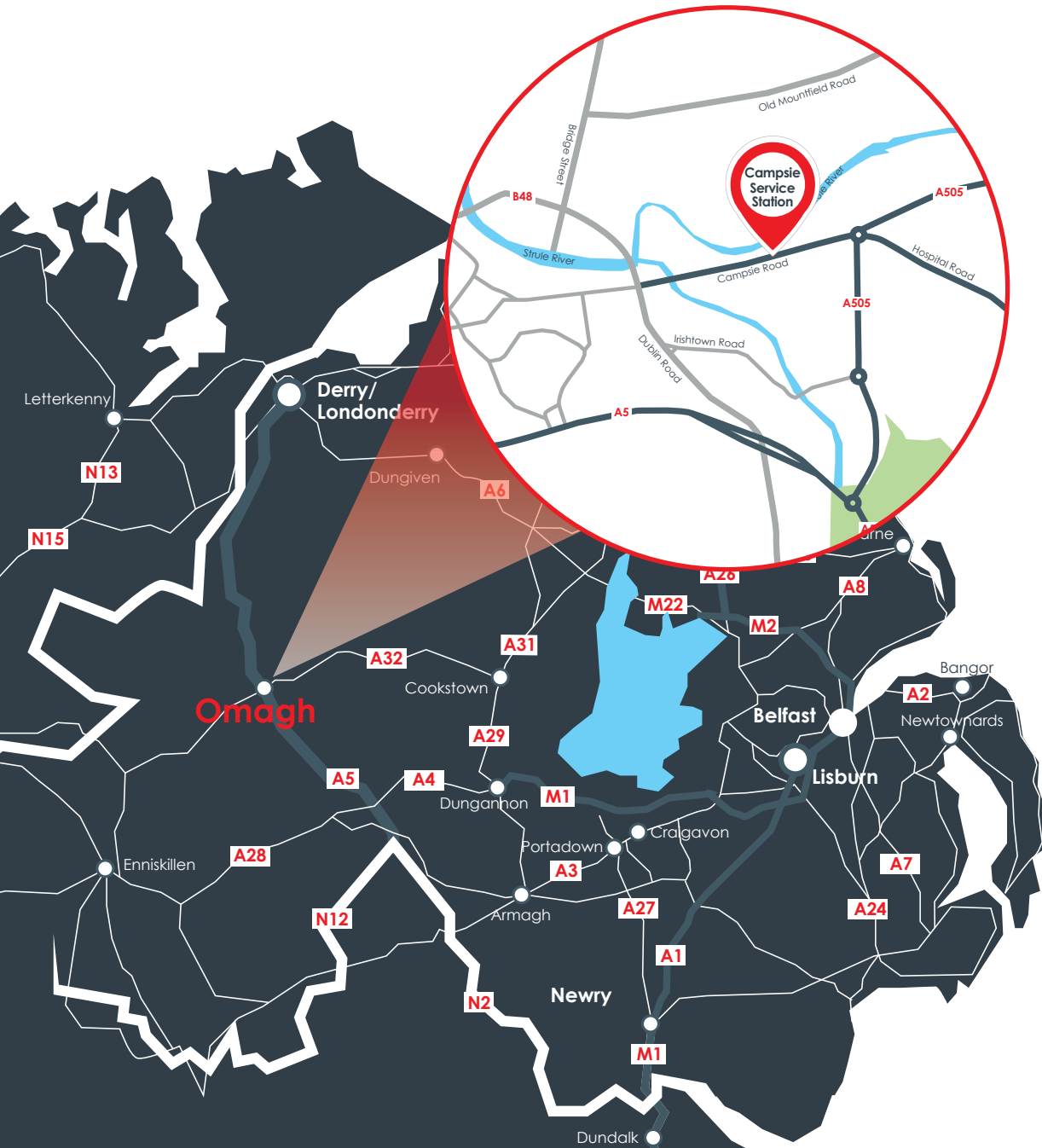
- **Property Rental Income - £100,000 per annum**
- **Supplemental Income - Circa £145,000 from Fuel Sales, Hot Food Pitch, Car Wash and Air & Water Machine.**
- **Additional Large 5 Bedroom Detached Property with Rental Income**
- **Seamless transition to take over as Director of Campsie Service Station Ltd.**

## Description

High Profile Retail Convenience Store Investment with Supplemental Income to include revenue from Fuel Sales, Hot Food Pitch, Car Wash and Air & Water Machine and a Large 5 Bedroom Detached Property which is currently let but may suit for on site living accommodation or future apartment development site.







## Location

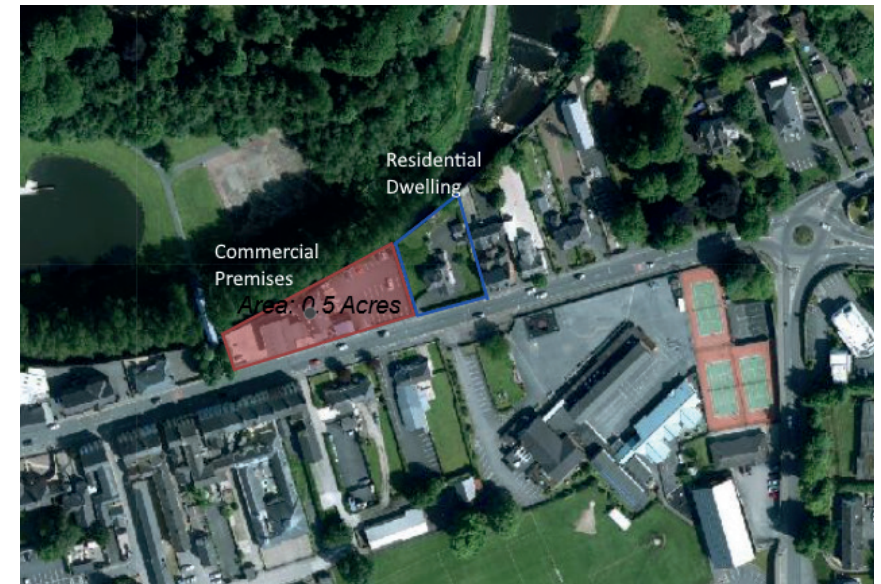
Omagh is a county town in County Tyrone, Northern Ireland. Northern Ireland's capital city, Belfast is located 68 miles to the east of Omagh and L'Derry is 34 miles to the North.

Omagh has a population of approx 19,659 as of the 2011 census.

The Campsie Road (B4) is on the eastern fringes of Omagh town centre it is linked from the A505 Route and connects to Market Street.

## Site Plan

Size of the site is 0.5 acre(s).



- Commercial Premises
- Residential Dwelling

NB. For identification purposes only

## Net Internal Area

c.2,832 sq.ft. / c.263.10 sq.m.

## Price

Offers Over £3 Million.

## Rates Payable

£15,486.13 per annum.

## VAT

Quoted exclusive of but may be liable to.

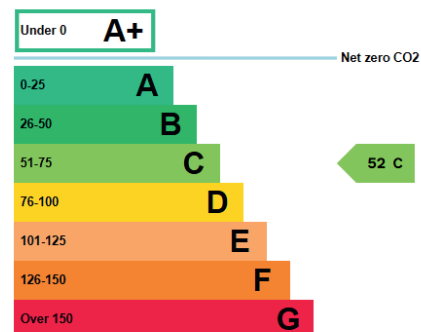
## Lease Details

**Tenant** MCD Campsie Limited  
**Term** 20 Years from 1st March 2025  
**Rent** £100,000 per annum + VAT  
**Demise** Retail Shop, Post Office, Off Licence  
& Hot Food Outlet

## EPC

### Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## Agents Details

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