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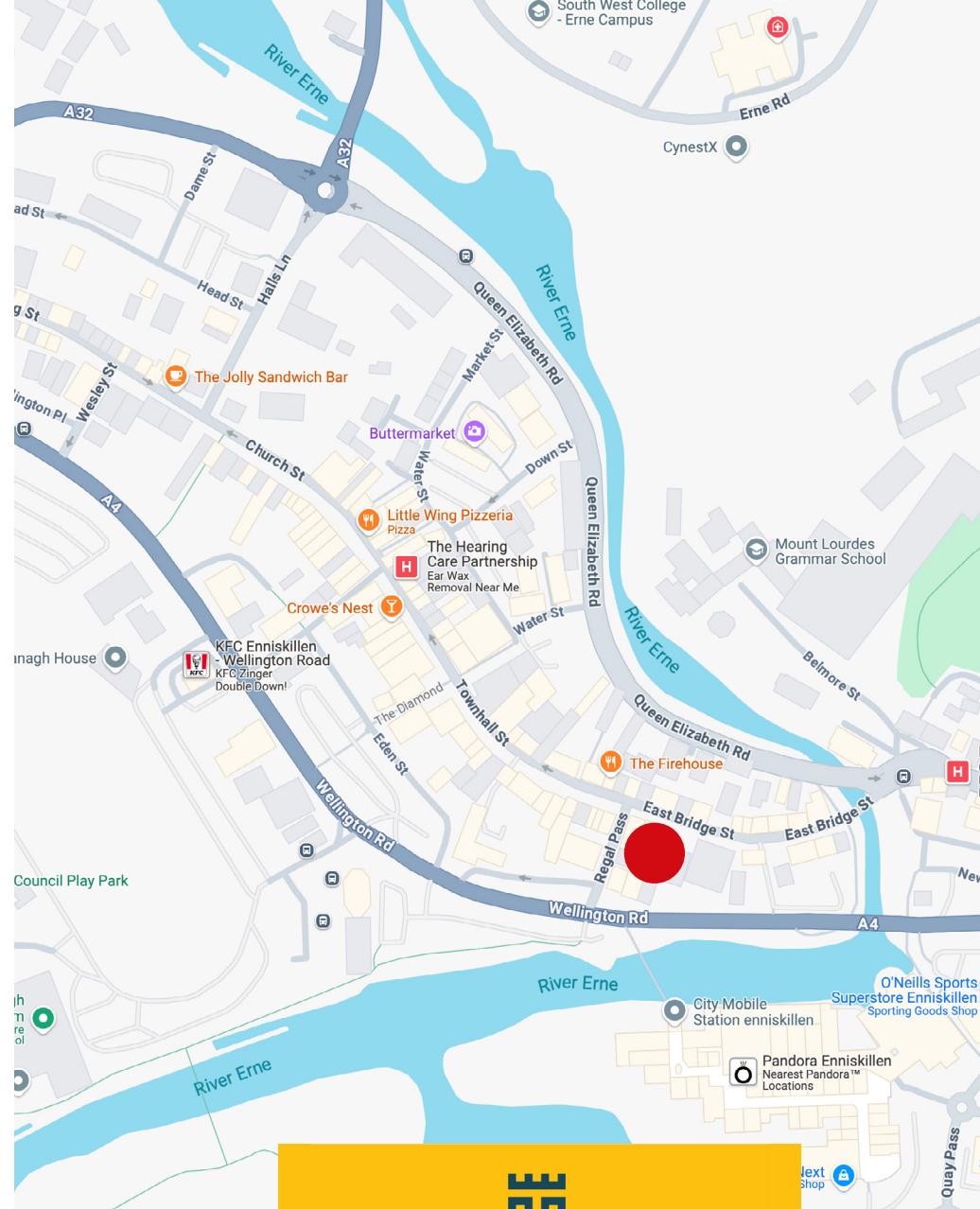


To Let Superb Shop Premises
9-11 East Bridge Street, Enniskillen BT74 7BW


McKIBBIN
COMMERCIAL
028 90 500 100

LOCATION

- 9-11 East Bridge Street is prominently situated on East Bridge Street, one of Enniskillen's principal commercial streets, within the heart of the town centre, benefiting from strong pedestrian footfall and excellent visibility.
- The property is located within Enniskillen's established retail core, close to the Diamond, Church Street and High Street, and within easy walking distance of the Erneside Shopping Centre, the town's dominant retail destination, attracting significant daily footfall from both local shoppers and tourists.
- Surrounding occupiers comprise a mix of national and independent retailers, cafés, bars and professional services, serving both the local population and Enniskillen's strong tourist trade.
- The location offers convenient access to Queen Elizabeth Road and wider arterial routes, providing good connectivity throughout Enniskillen and County Fermanagh.



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DESCRIPTION

- The property comprises a town centre commercial unit arranged over ground and first floor accommodation.
- The ground floor provides a retail sales area with ancillary storage, suitable for customer-facing uses.
- The first floor comprises a range of stores, offices, kitchen and WC facilities, together with a lobby, providing practical ancillary and staff accommodation.
- The unit benefits from a rear trading entrance via a door and staircase onto Wellington Road.
- The layout offers flexibility and would be suitable for a range of retail or office occupiers, subject to the necessary planning consents.

ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Sales Area	268	2,885
	Store	3.43	37
Second Floor	Store 1	92.9	1,000
	Store 2	35	377
	Office 1	9.29	100
	Office 2	6.2	67
	Kitchen	7.89	85
	Lobby	6.96	75
	WC		
	Total Net internal Area	429.67	4,626



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LEASE DETAILS

Term:	Negotiable
Rent:	£39,500 per annum, exclusive.
Repairs & Insurance:	Tenant responsible for internal repairs and reimbursement of a fair proportion of the buildings insurance premium to the Landlord.
Service Charge:	Levied to cover a fair proportion of the cost of external maintenance and repairs, together with any reasonable outgoings of the Landlord.

RATES INFORMATION

NAV: £22,200

Rate in £ 2025/26 = 0.5591261261

Therefore Rates Payable 2023/24 = £12,412.60

Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

The premises may be liable to Value added tax.



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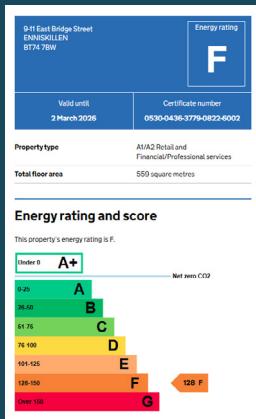
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EPC



CONTACT

By appointment with McKibbin Commercial or via our joint Agent Eadie Mcfarland:

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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 McKIBBIN COMMERCIAL PROPERTY CONSULTANTS. 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.



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