



Instinctive
Excellence
in Property.

For Sale

Mixed Use Investment

9-11 Townhall Street
& 30-32 Paget Lane
Enniskillen
BT74 7BD

INVESTMENT



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Location

Enniskillen is the county town of Fermanagh located approximately 80 miles south west of Belfast with a population of 13,790 (census 2011). The town benefits significantly from cross border trade and a strong tourism industry.

The subject property is situated on Townhall Street and Paget Lane. Neighbouring occupiers include Edinburgh Woollen Mill, Boots and DV8.

Description

The building comprises a mid terrace 3 storey property providing retail accommodation on the ground floor and residential accommodation on the upper floors.

The retail element is accessed via Townhall Street and Paget Lane whilst the apartments are solely accessed via Paget Lane.

Accommodation

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

Property	Floor	Size (Sq Ft)	Passing Rent p.a.	Lease Terms	Trading As	Comments	EPC Rating
Portfolio 1							
9 Townhall Street	Ground	1,350	£13,000	Overholding	Shuporic	-	C75
30A Paget Lane	First	279	£3,600	Overholding	Private Tenant	-	D58
30B Paget Lane	First	218	£3,300	Overholding	Private Tenant	-	D67
30C Paget Lane	First	279	£3,600	Overholding	Private Tenant	-	D67
Portfolio 2							
11A Townhall Street	Ground	1,133	£12,000	Expires 01/09/26	Abbey Insurance	Tenant Break Option 01/09/21	C53
11B Townhall Street	Ground	-	£10,000	TBC	Granny Annies	-	C53
32A Paget Lane	First	635	£4,800	Overholding	Private Tenant	-	D57
32B Paget Lane	First	693	£4,800	Overholding	Private Tenant	-	D66
32C Paget Lane	First	336	£3,600	Overholding	Private Tenant	-	D63
32D Paget Lane	First	297	-	Vacant	-	-	-
32E Paget Lane	Second	-	£4,800	Vacant	-	-	D61
Portfolio 3							
30 Paget Lane	Ground	694	£10,000	Vacant	-	-	-
30 Paget Lane	First & Second	594	-	Vacant	-	-	-
Total			£73,500				

VAT

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

Title

Freehold.

Rates

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

Property	Net Annual Value (NAV) * Capital Value **	Description
9 Townhall Street	£16,700 * (NAV)	Shop, stores
11 Townhall Street	£19,100 * (NAV)	Office
11B Townhall Street	To be assessed	-
30 Paget Lane (Ground Floor)	£6,800 * (NAV)	Café
30A Paget Lane	£35,000 (CV)	Flat
30B Paget Lane (First Floor)	£20,000 (CV)	Flat
30C Paget Lane (Second Floor)	£35,000 ** (CV)	Flat
32A Paget Lane	£55,000 ** (CV)	Flat (First)
32B Paget Lane	£60,000 ** (CV)	Flat (First)
32C Paget Lane	£45,000 ** (CV)	Flat (First)
32D Paget Lane	£20,000 ** (CV)	Bed Sitting Room (1st)
32E Paget Lane	£55,000 ** (CV)	Flat (Second)

* The current non-domestic rate in the pound for 2022/2023 is £0.50624

** The current domestic rate in the pound for 2022/2023 is £0.008393

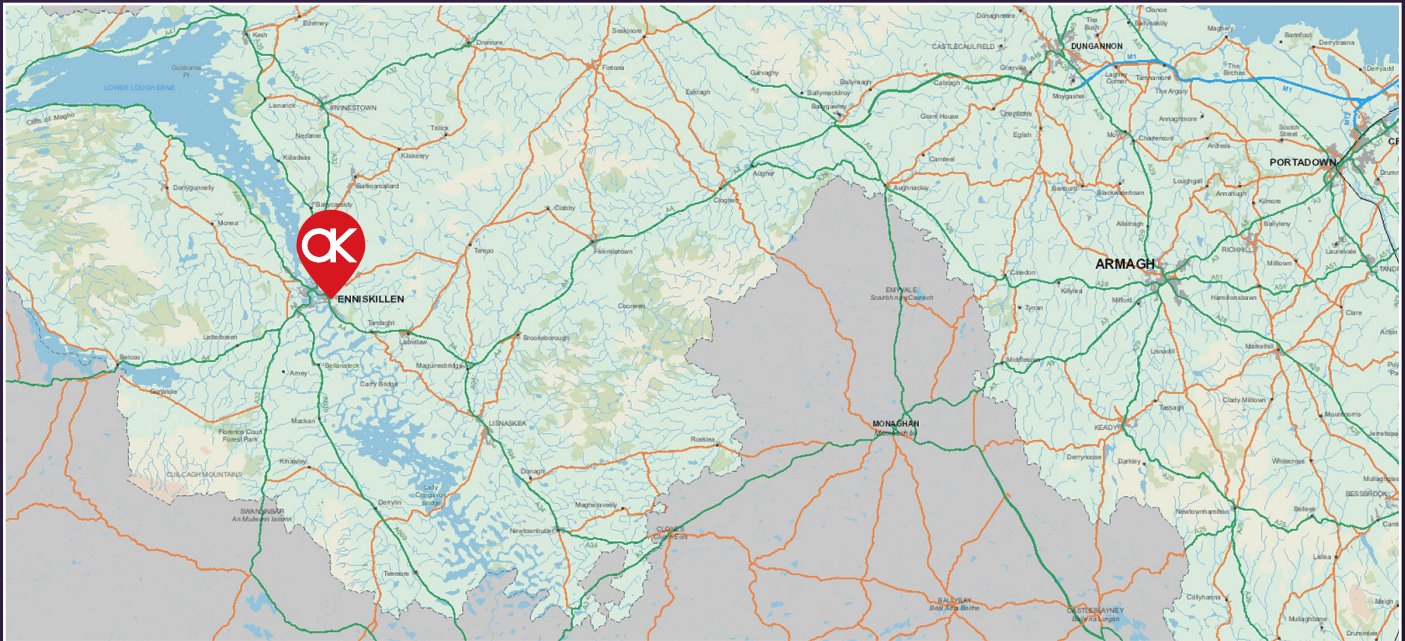
Interested parties are advised to carry out their own assessment.

Proposal

We are instructed to seek offers in excess of £800,000 exclusive for the entire portfolio. Alternatively the client may consider disposing of the investment in separate portfolios:

Portfolio 1:	£250,000
Portfolio 2:	£400,000
Portfolio 3:	£150,000





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/ukxi/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

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