

MONTGOMERY  
FINLAY & CO



## 35 BELMORE STREET, ENNISKILLEN, BT74 6AA

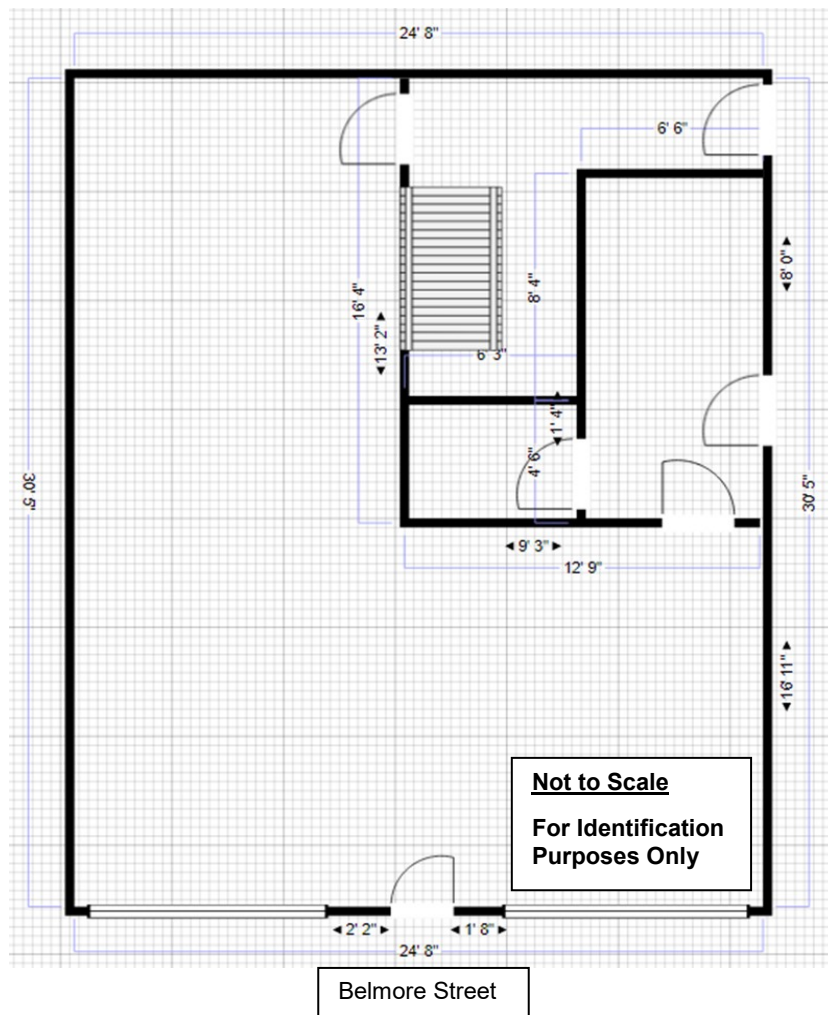
- **SITUATED IN THE POPULAR COMMERCIAL AREA WITH ATTRACTIVE FRONTAGE TO BELMORE STREET AND REAR TO QUAY LANE CARPARK.**
- **THE BUILDING COMPRISES OF A 3-STOREY PROPERTY PROVIDING RETAIL UNITS ON THE GROUND FLOOR AND OFFICE ACCOMMODATION ON THE UPPER FLOORS.**
- **ATTRACTIVE INVESTMENT POTENTIAL IN THE HEART OF ENNISKILLEN.**

**P.O.A**

# 1. RETAIL PREMISES - Ground Floor - Belmore Street



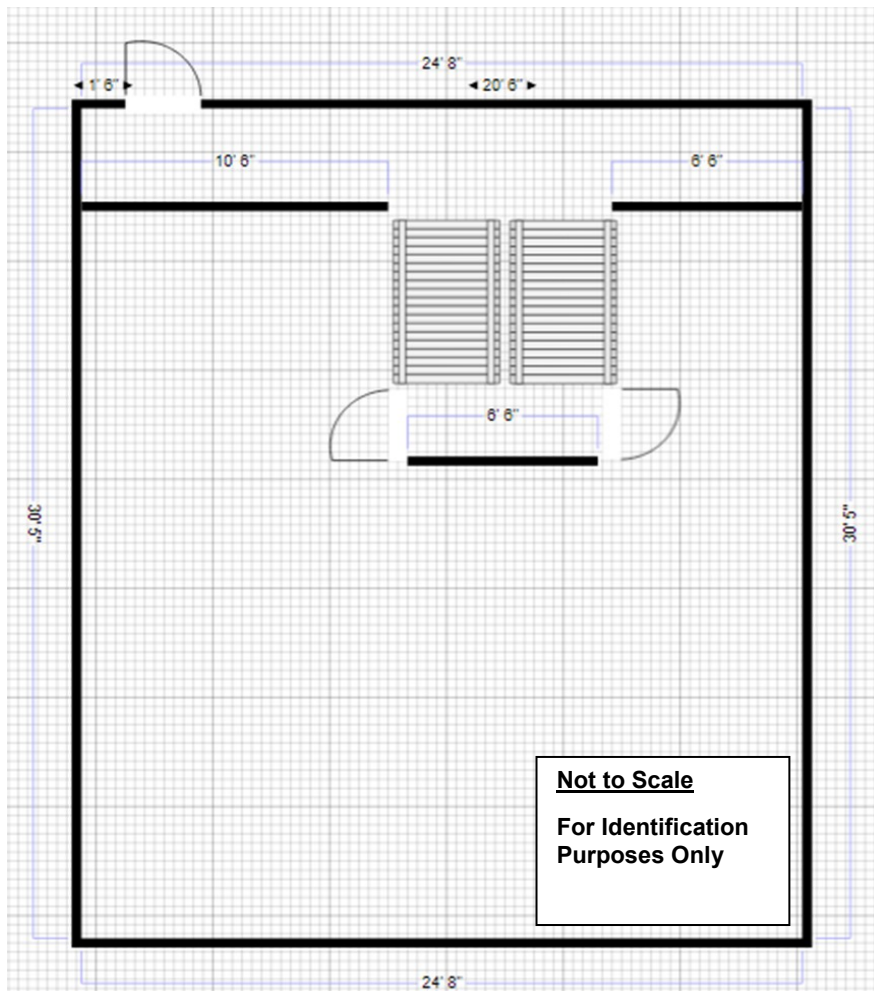
- Ground Floor Retail Premises.
- Circa. 750 sq. ft. GIA.
- Rental Guide - £5,500 p.a. (*Currently Vacant*)
- Attractive window frontage on popular Belmore Street.



## 2. OFFICE ACCOMODATION - First Floor - Belmore Street



- First Floor Potential Office Space.
- Circa. 750 sq. ft. GIA.
- Rental Guide - £3,120 p.a. (*Currently Vacant*)
- Large windows overlooking Belmore Street - Ideal for business advertisement

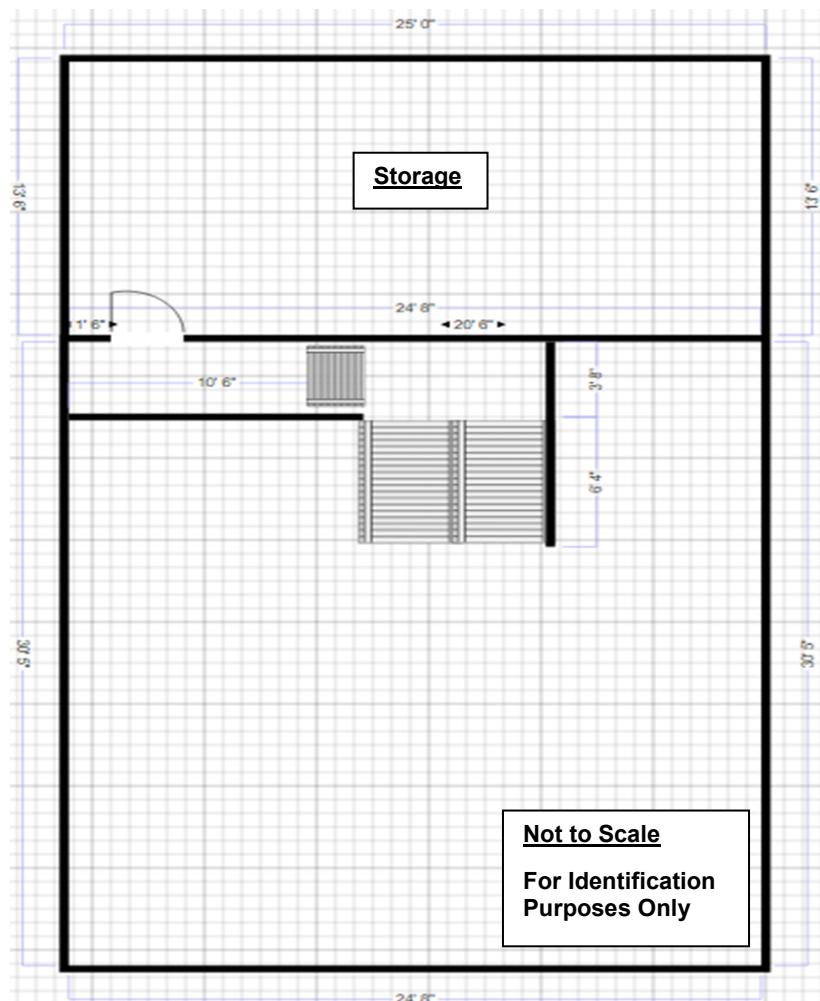




### 3. OFFICE ACCOMODATION - Second Floor - Belmore Street



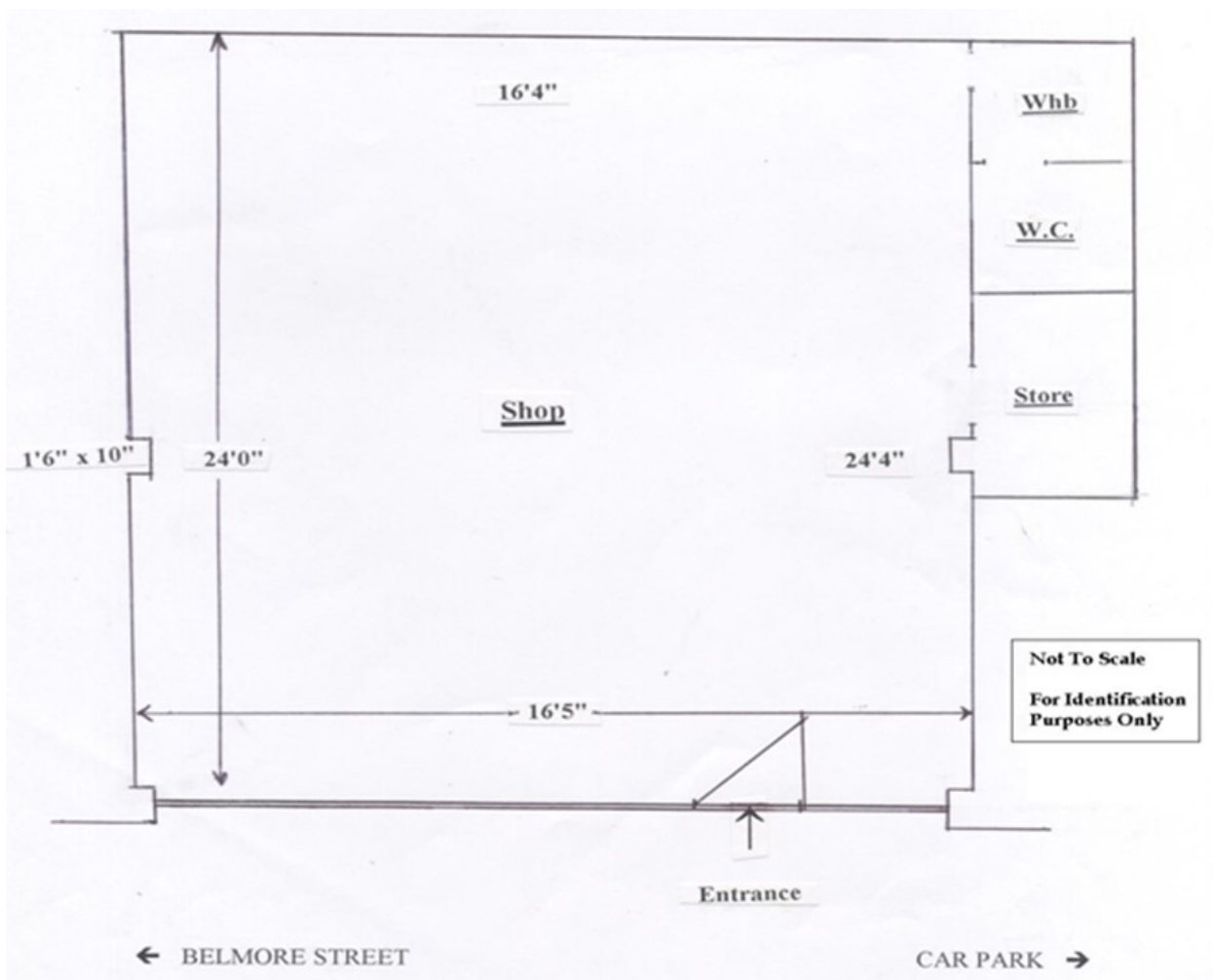
- Second Floor Potential Office Space.
- Circa. 1000 sq. ft. GIA. - Includes storage space to rear
- Rental Guide - £3,120 p.a. (*Currently Vacant*)
- Large windows overlooking Belmore Street - Ideal for business advertisement



#### 4. RETAIL PREMISES - Ground Floor - Belmore Street/New Street Link



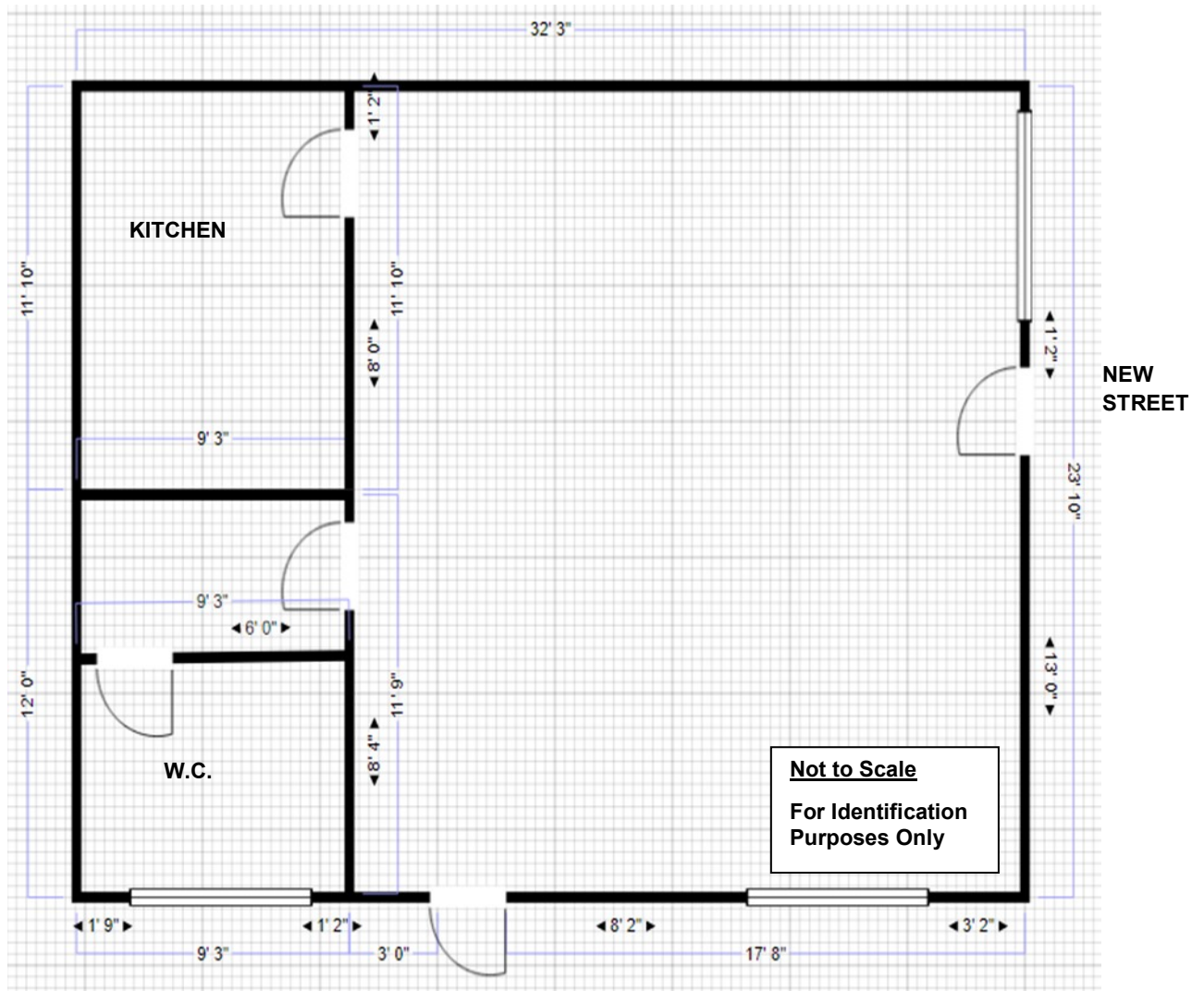
- Second Floor Potential Office Space.
- Circa. 400 sq. ft. GIA.
- Current Passing Rent - £5,200 p.a.
- Attractive window frontage on popular link between Belmore Street and New Street.



## 5. RETAIL PREMISES - Ground Floor - New Street



- Ground Floor Potential Office Space.
- Circa. 750 sq. ft. GIA.
- Current Passing Rent - £5,000 p.a.
- Window displays and access to front and side of building.

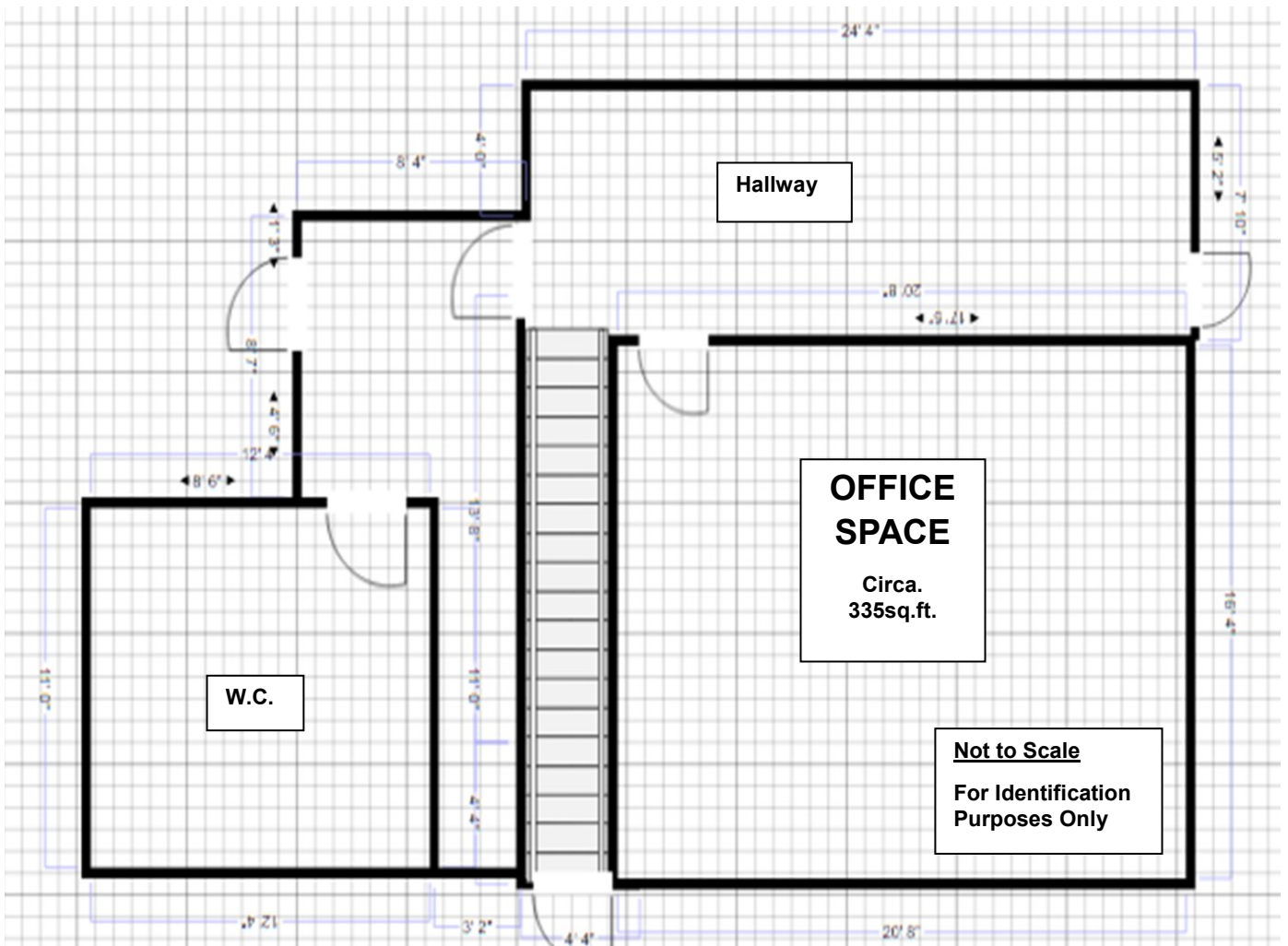




## 6. OFFICE ACCOMODATION - First Floor - New Street



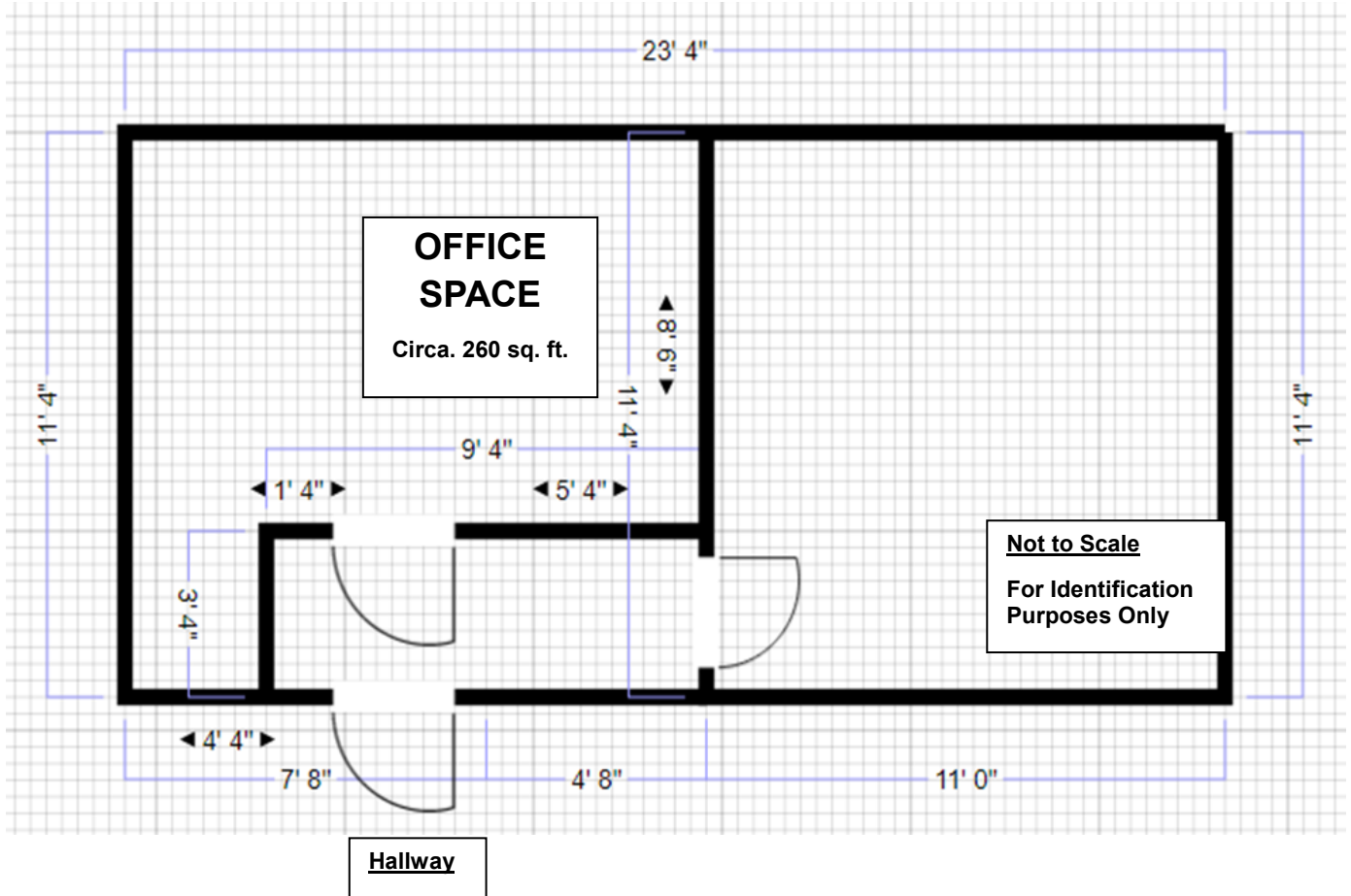
- First Floor Office Space.
- Circa. 335 sq. ft. GIA.
- Rental Guide - £3,120 p.a. (*Currently Vacant*)



## 7. OFFICE ACCOMODATION - First Floor - New Street



- First Floor Office Space.
- Circa. 260 sq. ft. GIA.
- Current Passing Rent - £3,120 p.a.
- Currently occupied





# COMMERCIAL SALE

## INVESTMENT OPPORTUNITY

A highly attractive investment opportunity to purchase a variety of commercial units and office space in a prime location within Enniskillen town. The building links Belmore Street and New Street, providing significant footfall, utilising the substantial public car parking space, and an ideal location for ground floor retail units maximising their exposure to passing trade. In addition, the building is currently utilised with first floor office space and the potential to refurbish additional areas to maximise the rental income of the property.

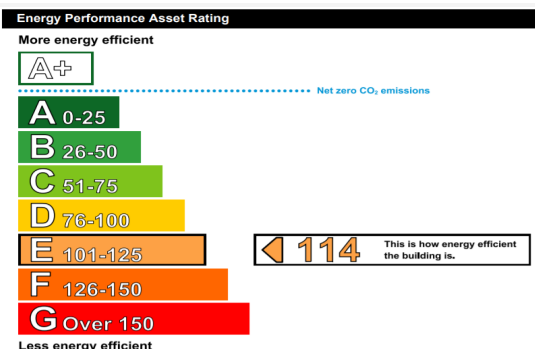
### SUMMARY:

1. Retail Unit – GF – 750 sq. ft GIA - (Formerly Trimble Butchers)
2. Office Space – FF – 750 sq. ft.
3. Office Space – SF – 1000 sq. ft.
4. Retail Unit – GF – 750 sq. ft. GIA - Passing Rent - £5,000 p.a. + Rates (Maggies Kitchen)
5. Retail Unit – GF – 400 sq. ft. GIA - Passing Rent £5,200 + Rates (Tattoo Shop)
6. Office Space – FF – 335 sq. ft GIA
7. Office Space – FF –260 sq. ft GIA - Passing Rent £3,120 p.a. + Rates (Crozier Accountants)

Total Passing Rent at Present: £13,320 p.a.

**Anticipated rental yield fully let: £28,180 p.a**

**RATES: CIRCA. £13,057**



***Viewing strictly by appointment with agent.***

**NOTE:** The above Agents for themselves and for vendors or lessors of any property for which they act as Agents give notice that (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (2) no person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to any property (3) all negotiations will be conducted through this firm.



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