

PRIME GROUND FLOOR RETAIL UNIT

TO LET

(Circa. 1060 Sq ft)

10 Foundry Lane | Omagh | BT78 1ED



Location

The subject unit occupies a prominent position on Foundry Lane with significant frontage onto Kevlin Avenue. Foundry Lane is the main pedestrian thoroughfare from town centre carparks to the High Street, resulting on high footfall daily

The immediate vicinity comprises of mixed-use units including retail, hairdressing /beauty, food outlets and office accommodation. Neighbouring occupants include Iceland, Uptown Beauty, Foundry Barber Co., The Meat Joint, The Polish Delicatessen & Begley Solicitors.

Description

This modern unit comprises of a prime retail shop benefiting from significant glazed frontage onto the Foundry Lane and Kevlin Avenue. The premises where previously occupied by a ladies fashions boutique and enjoys high specification fitout to suit. The unit has been subdivided to provide a main shop area, two private dress fitting rooms, kitchen & WC. The premises are ready for immediate occupation and may be suitable for a range of use, subject to all statutory/landlord approvals.

Features:

- Highly sought-after location.
- Existing internal shop fit out.
- Modern unit with attractive façade and display windows.
- Self-contained unit
- Strong existing occupier base in the immediate area.
- Adjacent to main town centre car parks
- Flexible / Competitive Terms
- Suitable for a variety of use – (subject to planning and landlord approval)

Accommodation

GROUND FLOOR

Retail Area : 347 sqft / 32.21 sq mt

Dress Room 1 : 218 sq ft / 20.26 sq mt

Dress Room 2 : 312 sq ft / 29 sq mt

Store : 44 sq ft / 4.11 sq mt

Kitchen : 37 sq ft / 3.4 sq mt

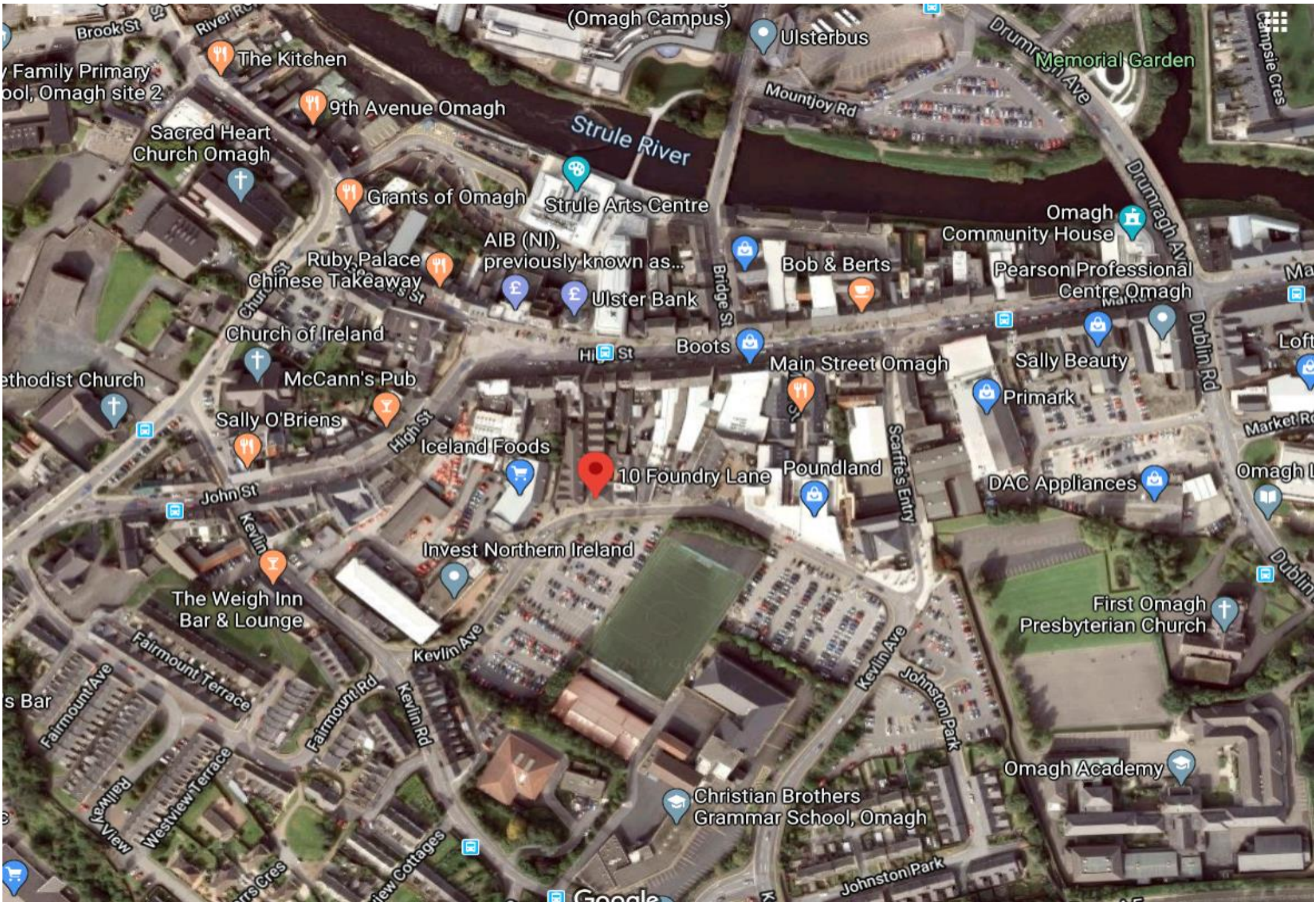
WC

Store

Passage Way



Location Map



Rates

Available on request

Energy Performance Certificate

Pending.

Further Information

Please contact:



36 High Street | Omagh | BT78 1BQ

028 8224 5440

info@pollockestateagents.com

www.pollockestateagents.com



- *All Images for illustration purposes only.*
- *Details contained within this brochure should only be used as a general guide. All interested parties should carry out their own enquiries.*