



Mixed Use Town Centre Investment Opportunity

Property Highlights

- Comprising a ground floor retail unit let to Progressive Building Society and 5 no. flats.
- Current rental income of £53,300 p.a. exclusive.
- Seeking offers in the region of £550,000 exclusive, subject to contract.

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Location

Enniskillen is located approximately 75 miles South West of Belfast and is a major provincial centre with a catchment population of in excess of 55,000 people. Enniskillen is a major retail destination providing Fermanagh's main shopping facilities and benefits from significant tourist and cross border trade.

The unit occupies an excellent position on High Street close to its junction with Paget Square, with nearby occupiers including Halifax, Little Wing, Savers, Santander, Vogue, Specsavers, Caffè Nero and Gordons Chemists.

The towns main car parking facilities are close by.

Description

The property, a four storey mid-terrace building with a significant three storey extension to the rear, is of traditional construction with rendered front and rear elevations, part pitched slate and flat roofs and Upvc double glazed windows. It comprises a ground floor retail unit fronting onto High Street with 5 no. flats accessed from the rear via Broadmeadow Place.

24 High Street (Retail Unit) – Let to Progressive Building Society, the unit is fitted out to provide a modern banking hall with ancillary office, storage, kitchen and WC facilities. Finishes include plastered & painted walls, suspended and plastered ceilings with recessed and surface mounted lighting, carpeted and laminate floor coverings and a double glazed powder coated aluminium framed shopfront.

Flat 1 (Lower GF Rear) – 2 bed, 1 reception with separate kitchen, shower room (electric shower, wc & whb), electric heating and wood burning stove. Finishes include plastered & painted walls and ceilings, laminate floors.

Flat 2 (1F Rear) – 2 bed, 1 reception/kitchen-diner, shower room (electric shower, wc & whb), electric heating. Finishes include plastered & painted walls and ceilings, laminate floors.

Flat 3 (1F Front) – 2 bed, 1 reception/kitchen-diner, bathroom (electric shower over bath, wc & whb), electric heating. Finishes include plastered & papered/painted walls and ceilings, laminate floors.

Flat 4 (2F) – 2 bed, 1 reception/kitchen-diner, shower room (electric shower, wc & whb), electric heating. Finishes include plastered & papered/painted walls and ceilings, laminate floors.

Flat 5 (3F) – 1 bed, 1 reception/kitchen-diner, bathroom (electric shower over bath, wc & whb), electric heating. Finishes include plastered & painted/papered walls and ceilings, laminate floors.

Tenancy & Accommodation Schedule

Address (Occupier)	Lease/Tenancy Details	Rental Income PAX	Approx. Sq Ft	Approx. Sq M
24 High Street (Progressive Building Society)	10 year effective full repairing & insuring lease* from 27.5.2020, subject to an upwards only rent review & Tenant break option on 27.05.2025.	£27,000	2,091	194.28
Flat 1 Lower GF Rear (Private Tenant)	12 months from 19.11.2020 Monthly Rent of £475.	£5,700	798	74.10
Flat 2 1F Rear (Private Tenant)	12 months from 27.04.2021 Monthly Rent of £475.	£5,700	698	64.80
Flat 3 1F Front (Private Tenant)	Tenant in occupation for a no. of years. Monthly Rent of £340.	£4,080	588	54.67
Flat 4 2F (Private Tenant)	12 months from 09.10.2020 Weekly Rent of £110.	£5,720	574	53.30
Flat 5 3F (Private Tenant)	12 months from 13.10.2021 Monthly Rent of £425.	£5,100	334	31.06
		£53,300	5,083	472.21

* Repairing obligation excludes latent & inherent structural defects.
N.B.¹ Areas of flats taken from LPS Domestic Capital Valuation List.
N.B.² Landlords Domestic Rates Liability for 2021/22 is approx. £1,990.

Title

We are advised the property is held Freehold.

Price

Offers in the region of £550,000 exclusive, subject to contract.

EPC

Retail Unit: C72.

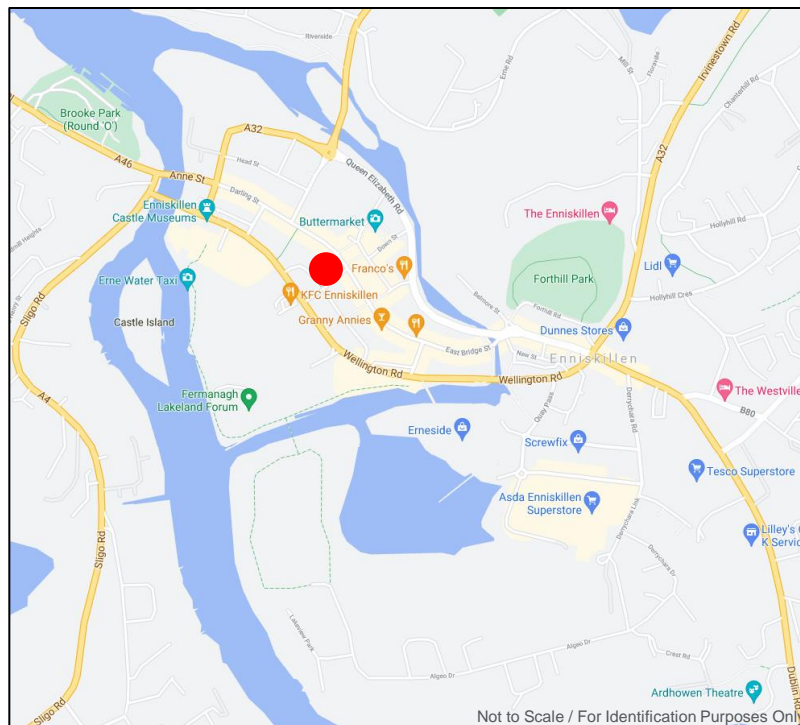
Flat 1: E44 / Flat 2: G15 / Flat 3: E42 / Flat 4: E44 / Flat 5: F22.

Copies of the full certificates are available on request.

VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.





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