

**FOR SALE**



## **Sproules Vivo Essentials**

50-52 Main Street | Trillick | Omagh | BT78 1PZ

*Convenience store, self-contained apartment, store & yard*



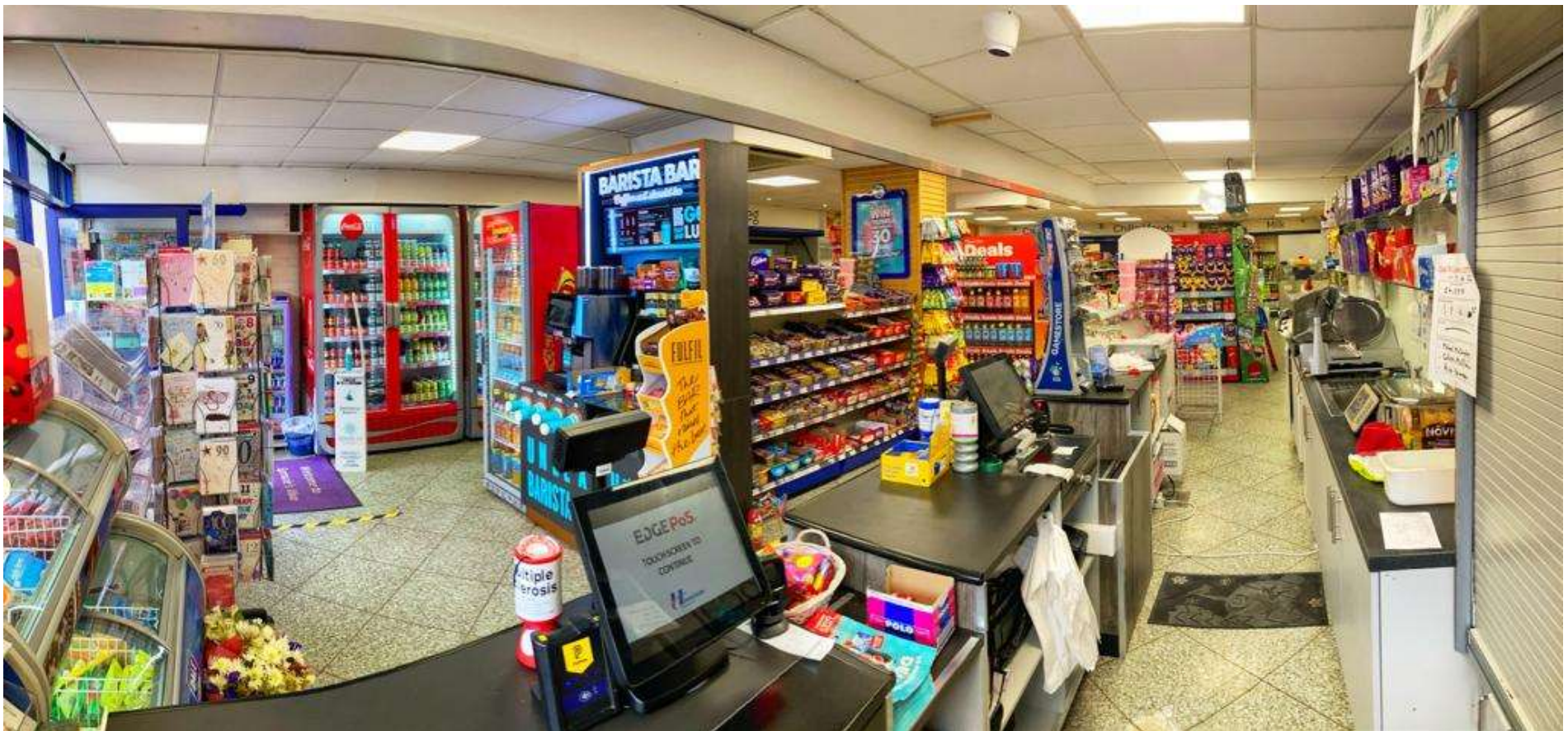
## Location

Sproule's Vivo Essentials occupies a prominent position on Trillick Main Street with rear access vehicle onto Greenan Road. The property enjoys significant frontage onto the main street with large open display windows and doors opening onto the street.

## Internal Description

### SHOP

The property benefits from numerous features typical of a modern purpose-built convenience store, including professional shop fitout throughout, multi-point service/ till point, deli counter, coffee point, ice cream counter, kitchen, cold store, dry store and managers office. The ground floor retail area is arranged in an open sales area. Ancillary areas including the kitchen and preparation area, WCs, stores, and ground floor thermostatically controlled chill room open out onto the private yard to the rear suitable for deliveries and additional storage.



### ***50 Main Street – Self Contained Apartment***

The first-floor accommodation comprises of a modern self-contained 2-bedroom apartment with direct access onto main street via private access door and stairwell.

Accommodation: Lounge; kitchen/dining area,2 bedrooms, bathroom.

The apartment is currently rented providing additional income.

### **External Areas**

The enclosed rear service yard provides delivery area, solid fuel storage and staff car parking for the shop with direct access and frontage onto Greenan Road.

A large detached store (45'x20') provides an opportunity for additional business operations or potential to lease, providing additional income.(STP)



## **The Business**

Sproule's Vivo Essentials is a successful owner operated convenience store offering a wide variety of daily groceries, newspapers, hot and cold drinks, hot food deli and many other items. A store has operated on the site for a number of years and successfully expanded its customer base under the direction of the current owners. In addition to the improved fitout and layout the owners have added a growing hot food deli offering with modern kitchen facilities. The shop enjoys a strong local customer base as well as passing traffic through the village.

The business is further supplemented by the rental income of the apartment, with additional rental income possible from rear store.

## **Tenure & Disposal Process**

We understand the property is held Freehold.

We anticipate that the sale will be by way of a Transfer of a Going Concern (TOGC). We understand that staff will be protected under Transfer of Undertakings (Protection of Employment) Regulations 2006 (TUPE). We recommend parties satisfy themselves on this point.

## **Costs**

VAT should not be applicable to the purchase price but may be calculated on apportionment. We recommend parties satisfy themselves on these points.

## **Fixtures & Fittings**

The majority of fixtures and fittings are included with the sale with additional items available by negotiation with the owners. A full inventory will be agreed. Stock will be available at valuation on the date of transfer.

### Rating

The subject property is listed in the 2022 Rating List with a Rateable Value of £8,400. The multiplier for Fermanagh and Omagh District Council for 2021/2022 is £0.506

### EPC

D84

### Viewing

All viewings are strictly by appointment through the agent.

### Further Information

*Please contact:*



36 High Street | Omagh | BT78 1BQ

028 8224 5440

[info@pollockstateagents.com](mailto:info@pollockstateagents.com)

[www.pollockstateagents.com](http://www.pollockstateagents.com)



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