

**TO LET - NEW BUILD DINER / GELATERIA**

PROSPECT COURT, OMAGH, BT78 1ER



## PROSPECT COURT, OMAGH, BT78 1ER

---



### Summary

- Fantastic new build Diner/Gelateria opportunity with an external serving hatch and generous outdoor seating area.
  - Situated within a prime town centre location, within close proximity to four secondary schools.
    - Comprises of approximately 1,200 sq ft and capable of seating a minimum of c. 50 people.
  - Suitable for a variety potential food and drink uses, subject to any statutory planning consents.
    - Neighbouring occupiers include Subway, Todd's Insurance, Boots Chemist, Poundland, Christian Brothers' Grammar School and Rue Bar & Restaurant.

# PROSPECT COURT, OMAGH, BT78 1ER

---

## Location

The property is located in Omagh, the county town of Tyrone and is one of the largest towns in the west of Northern Ireland, with a catchment population of approx. 100,000 people. Omagh is located approximately 35 miles from Derry/Londonderry and 70 miles from Belfast.

The property occupies a prime location within the town centre, fronting onto Kevlin Avenue and Prospect Court.

Four secondary schools are situated within a c. 0.3 mile radius (5/10 min walk) of the subject premises. .

## Description

The proposed new-build Diner/Gelateria will comprise of spacious open plan accommodation extending to c.1,200 sq ft and capable of seating a minimum of c. 50 people.

The property will benefit from an external service hatch and a generous outdoor seating area.

It is proposed that the premises will be constructed to developers shell specification, ready for a tenants fit-out.

\*A floor plan of the proposed unit is attached to Page 4 of this Brochure.

## Accommodation

The property has an approximate Gross Internal Area in the region of 1,200 sq ft (111.48 sq m).

## Rent

On application.

## Lease

Length of lease by negotiation.

## Rates

To be assessed by LPS once the premises is constructed.

## Service Charge

The tenant to be responsible for payment of a service charge in connection with the landlord's outgoings to include the upkeep and maintenance of the exterior and any common areas, repayment of the landlord's building insurance premium and payment of agent's management fees.

## VAT

All figures quoted are exclusive of VAT, which may be payable.

## Viewing

Strictly by appointment with the sole letting agents:

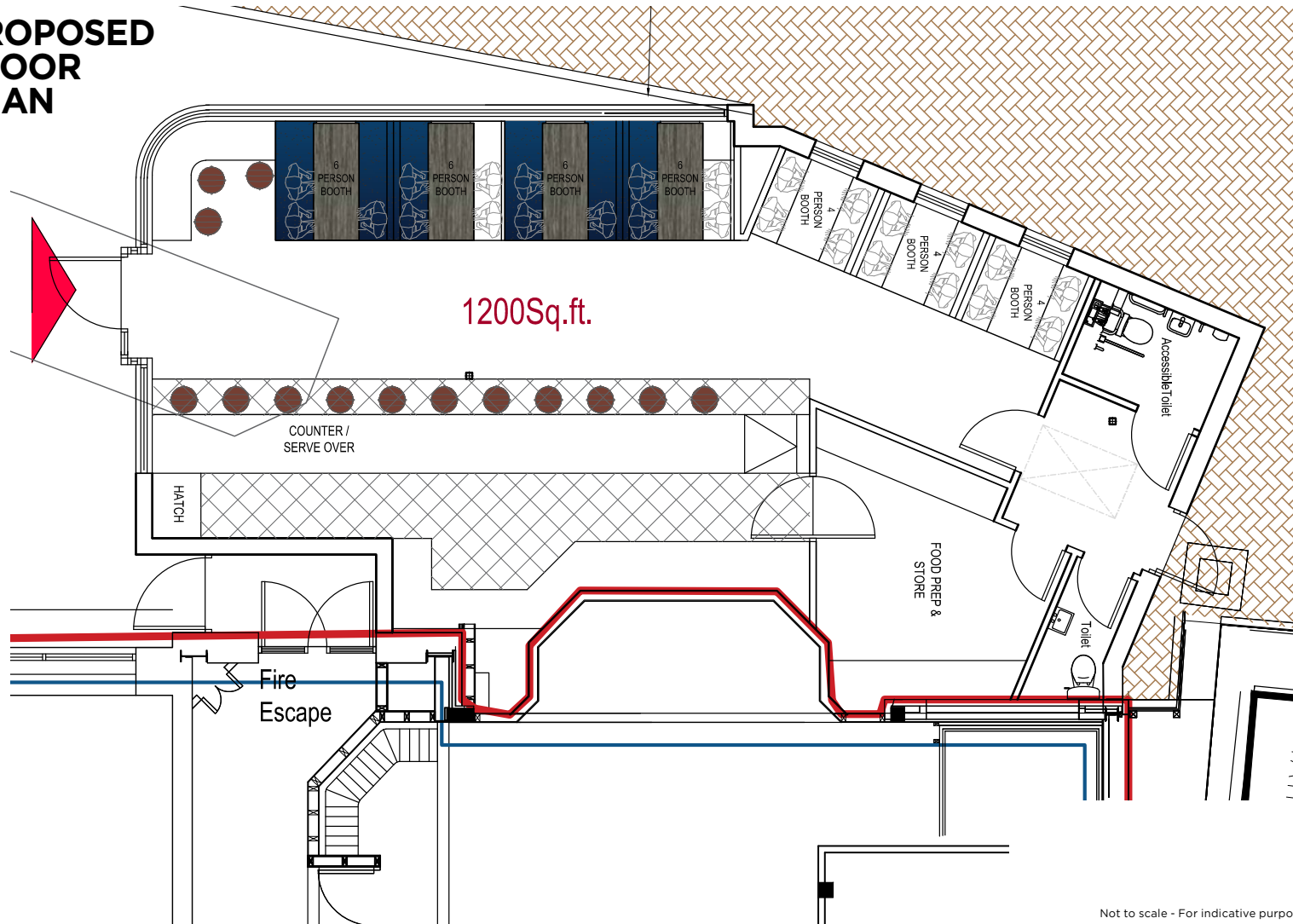
**Frazer Kidd**

T: 028 9023 3111

E: mail@frazerkidd.co.uk

PROSPECT COURT, OMAGH, BT78 1ER

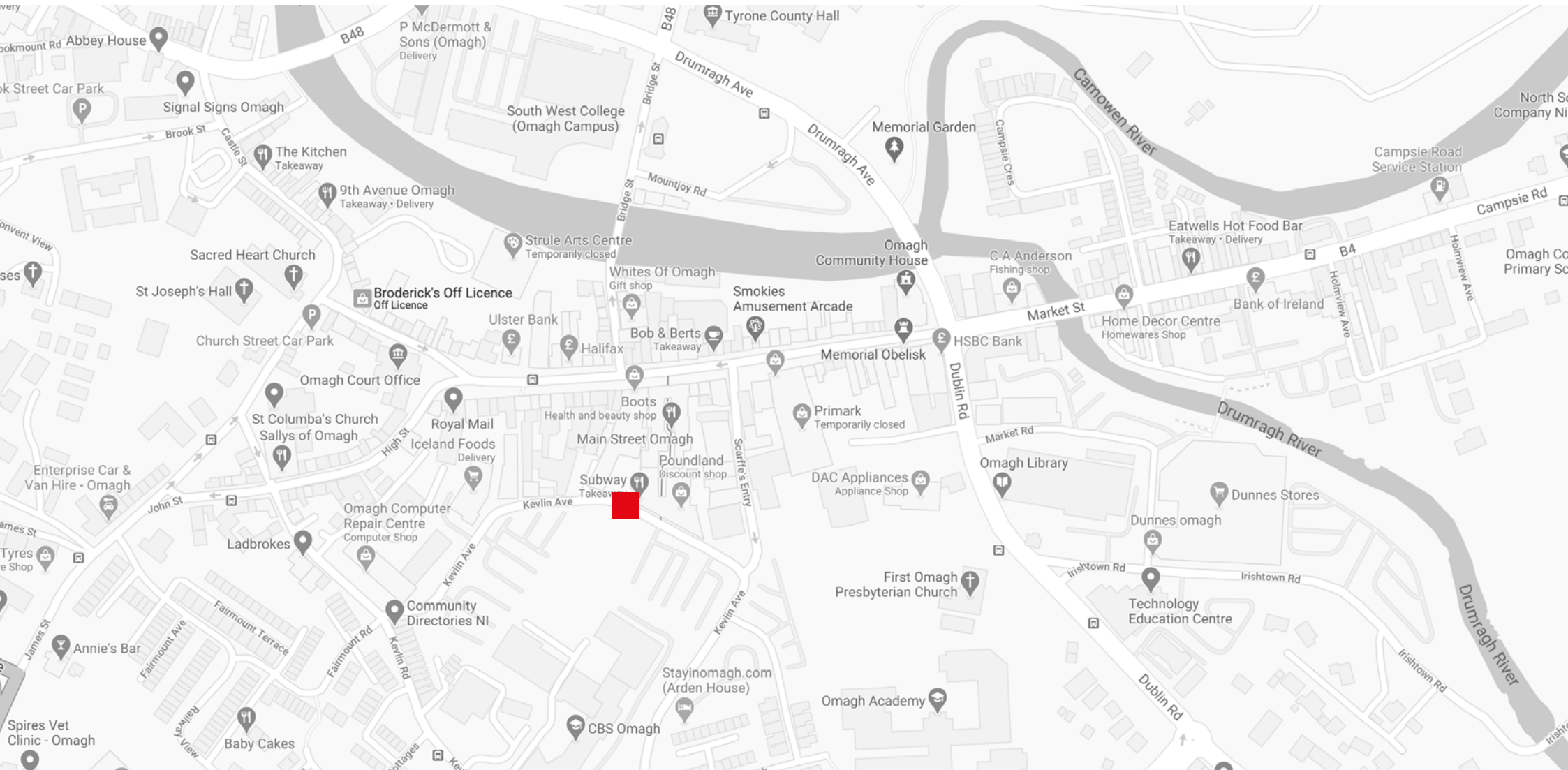
**PROPOSED  
FLOOR  
PLAN**



Not to scale - For indicative purposes only.



# PROSPECT COURT, OMAGH, BT78 1ER





For further information please contact:

**Brian Kidd**

M: 07885 739063

E: bkidd@frazerkidd.co.uk

**Neil Mellon**

M: 07957 388147

E: nmellon@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street,

Belfast, BT1 4PB

T: 028 9023 3111

F: 028 9024 4859

E: mail@frazerkidd.co.uk

W: www.frazerkidd.co.uk

---

**Disclaimer**

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 - <http://www.legislation.gov.uk/ukSI/2017/692/made>. In accordance with legislation, 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 Frazer Kidd LLP. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.