

FOR SALE

The Halfway Convenience Store & Filling Station

58 Tattyreagh Road | Omagh | BT78 1PZ



Location

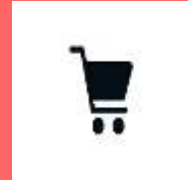
The Halfway Convenience store & Filling Station occupies a prominent pitch between the County Town of Omagh and Fintona. The property fronts onto the Tattyreagh Road(B122) and situated some 4 miles from Omagh. The premises are also conveniently located of the main A5 Road link and enjoy a constant passing trade and strong local customer base.

Property Overview

The property comprises a busy modern Vivo Essentials convenience store, Maxol filling station and accompanying facilities on a site area of approximately 0.5 acres with a retail building extending to a Gross External Area of approximately 2000 sq ft together with a forecourt and canopy, double-sided fuel pump terminal, car wash facilities, large carpark/yard area & detached commercial warehouse shed/store. The retail building provides a general shop area, delicatessen counter, customer toilet facilities, former off licence premises (licence excluded) The property was fitted out to a high standard in 2020 by the current owners including tiled flooring, LED lights and air conditioning.



Maxol Filling Station + 24hr Auto Pump



Vivo Essentials Convenience Store



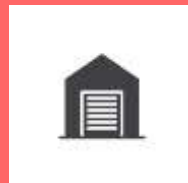
Busy Roadside Location



Large Site with Ample Carparking (0.5ac)



Food to Go | Barista Coffee Bar | Ice Cream



Detached Warehouse/Store
(Current occupier lease option)



Internal Features

- Modern Internal fitout including shelving, fridges & freezers.
- Two Point EPOS till area with tobacco sales and vape cabinet
- The Creamery' Ice Cream Parlour
- 'Bread & Butter Food to Go' Deli counter with digital display boards
- Barista Bar Coffee Machine with digital display
- Former Off Sales Area – (Licence not included)



Forecourt

- Canopy
- Maxol supplied
- Digital roadside fuel display sign
- Double side pump terminal
- 24hr Automated Pump
- Underground fuel storage facility

Derv : 35,000 Litres

Petrol : 12,000 Litres



External Features

- Car wash
- Solid Fuel Store
- Large carpark area with concrete surface
- Detached warehouse (c1800 sqft) – currently occupied
 - Stores
 - Enclosed yard.

(The current owners utilise the existing warehouse for another group business and would offer attractive lease terms to incoming owners should this be of interest. Alternatively, separation and retention of the building may be considered). We advise that a relocation period will be required should vacant possession be desired).

Opening Hours

Monday – Saturday : 7am to 10pm

Sunday: 9am to 10pm

Fuel available 24hrs today via automated pump



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. The development land is within the Title.

Costs

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

Fixtures & Fittings

We understand that all fixtures and fittings owned outright are included as part of the sale price (excluding stock at valuation which will be purchased in addition on completion).

Viewing

For a formal viewing please contact Pollock Estate Agents. Note that all viewings and inspections must adhere to prevailing Government guidance.

Further Information

Please contact:



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