

FOR SALE

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



COMMERCIAL PREMISES

16 DERRY ROAD
OMAGH
BT78 5DR

- Currently producing £18,000 p.a.
- Development Potential, subject to Planning Permission.
- Site Area: 0.35 hectares (0.86 acres)

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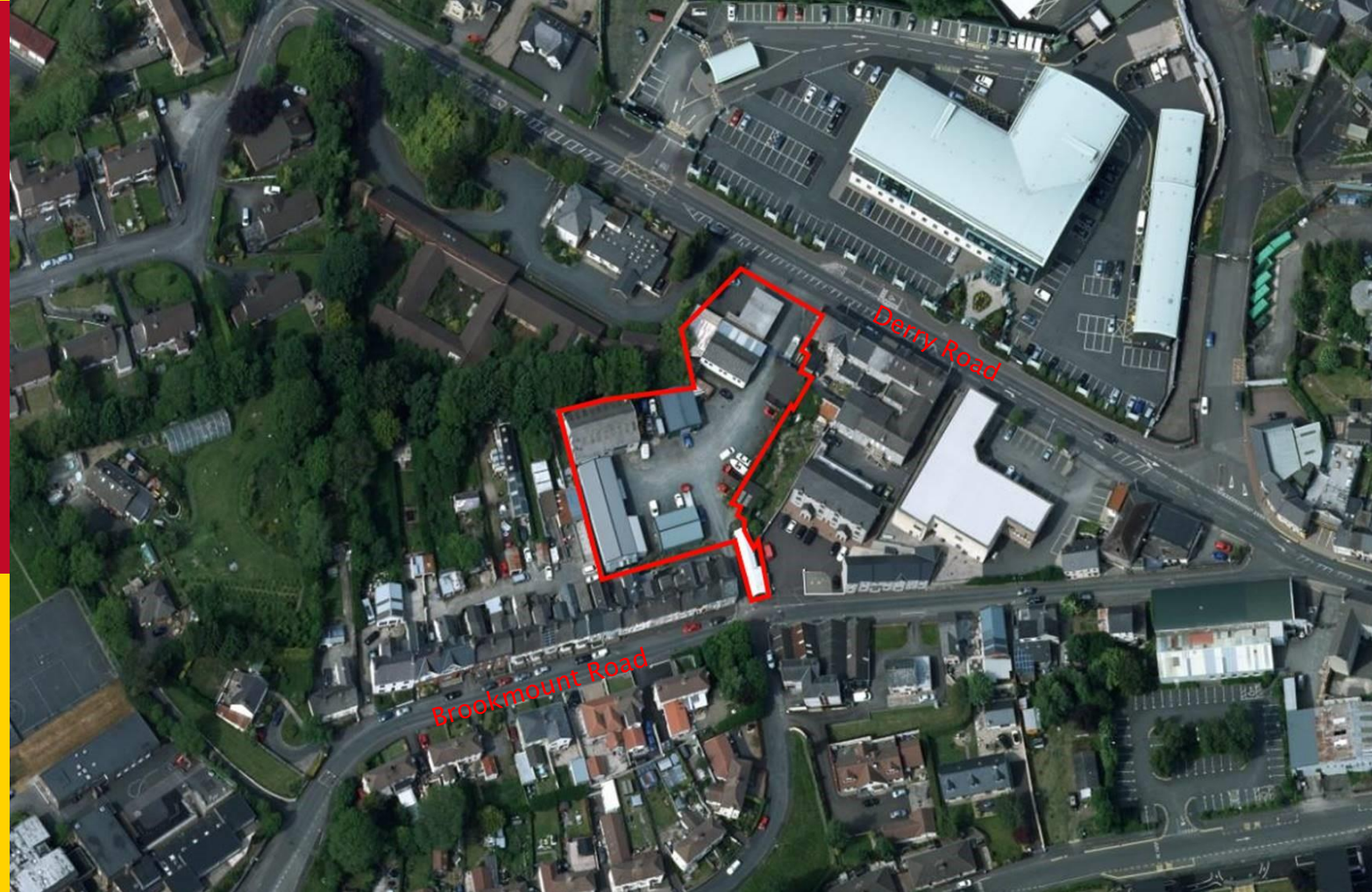
Callender House

58-60 Upper Arthur Street

Belfast BT1 4GJ

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COMMERCIAL PREMISES 16 Derry Road, Omagh

DESCRIPTION

- The subject is a commercial site of approximately 0.86 acres, comprising a former petrol filling station fronting the Derry Road, together with a substantial yard and various commercial buildings to the rear, some of which have been constructed by the current tenant.
- The property is currently let on overholding lease terms, at a rent of £18,000 per annum. (Further details upon request).

LOCATION

- The subject opportunity is prominently located between the Derry and Brookmount Roads, opposite Omagh PSNI Station, on the edge of the town centre.
- Omagh is a large town in Co. Tyrone, located 68 miles west of Belfast, 34 miles south of Derry City with an estimated district population of 52,615 (NISRA 2018).
- The town provides a wide range of amenities serving the surrounding towns, villages and countryside.

SITE AREA

- The site comprises a total area of approximately 0.35 hectares (0.86 acres).



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LEASE DETAILS

The entire property is leased to a private individual who is overholding under a lease for a term of 7 years and 2 months from 1st July 2014, at a rent of £18,000 per annum. A copy of the lease can be provided to interested parties, upon request.

PLANNING

The site is located within the development limit of Omagh and is not zoned for any particular purpose in the Area Plan. The site straddles the town centre boundary with the northern portion within the town centre and the remainder just outside.

TITLE

Freehold.

There is a pedestrian right of way to the side and rear of 16a Derry Road adjoining the site. Further details on request.

PRICE

Offers in the region of £400,000, exclusive.

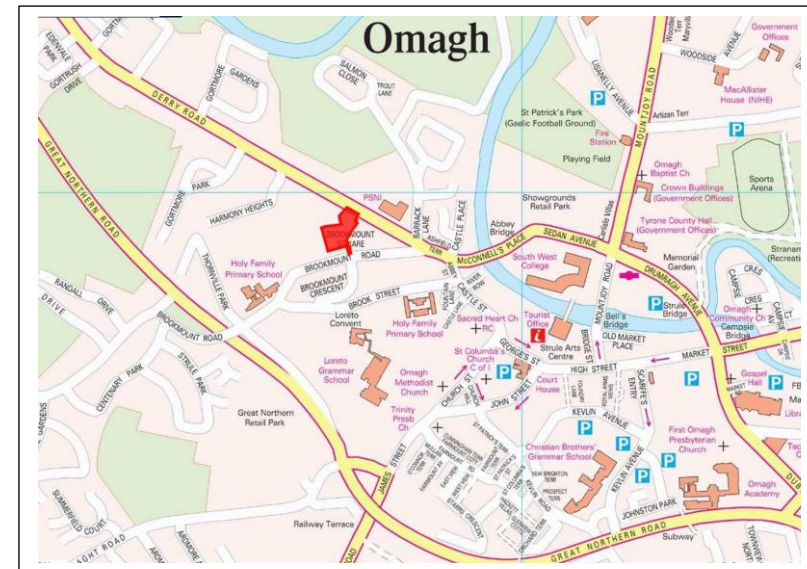
VAT

The premises are not registered for Value Added Tax.

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CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 – <http://www.legislation.gov.uk/ukxi/2017/692/made> Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with McKibbin Commercial. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.



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