

FOR SALE



STRADUFF QUARRY | 96 DRUMLISH RD | DROMORE | OMAGH

Commercial/Industrial Premises

Extensive workshops, office & yard area



Summary

- ✓ Extensive commercial buildings – Circa 24,500 sq ft in total
- ✓ Yard area – 3.25 acres
- ✓ Site size- 8.5 acres
- ✓ Held in one secure block
- ✓ Secure Perimeter
- ✓ Frontage onto Drumlish Road
- ✓ Modern Office suite

Distances:

- Omagh – 7.5 miles
- Enniskillen– 18 miles

(All distances and measurements are approximate)

The sale represents an opportunity to acquire an established commercial site, with an extensive range of industrial buildings, in a strategic & convenient location.



Location

The subject is situated in a convenient location some 7.5 miles south-west of Omagh on the B4 Drumlish Road. The site is 2.5 miles of the main A32 trunk Road.

Road links and onward travel are easily accessible from the property with a good road network servicing the site.

Description

The subject comprises a large commercial site comprising a range of buildings and open yard space used as an established engineering works.

The buildings vary in size, age and construction with a modern office building located at the entrance to the facility. Workshops comprise primarily of interconnecting portal frame sheds with pitched roofing and ample eave height.

The facility comprises approximately 24,400sq ft of buildings on a site size of circa 8.5 acres.

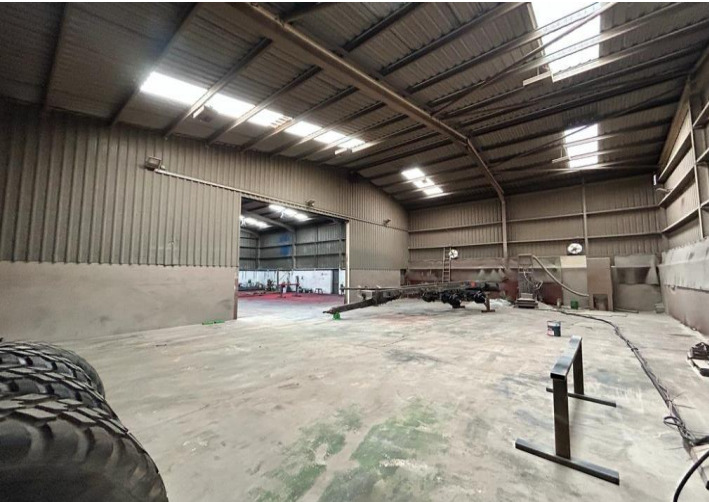
The level yard area extends to approximately 3.25 acres with the remainder agricultural lands and plantation.



Overview



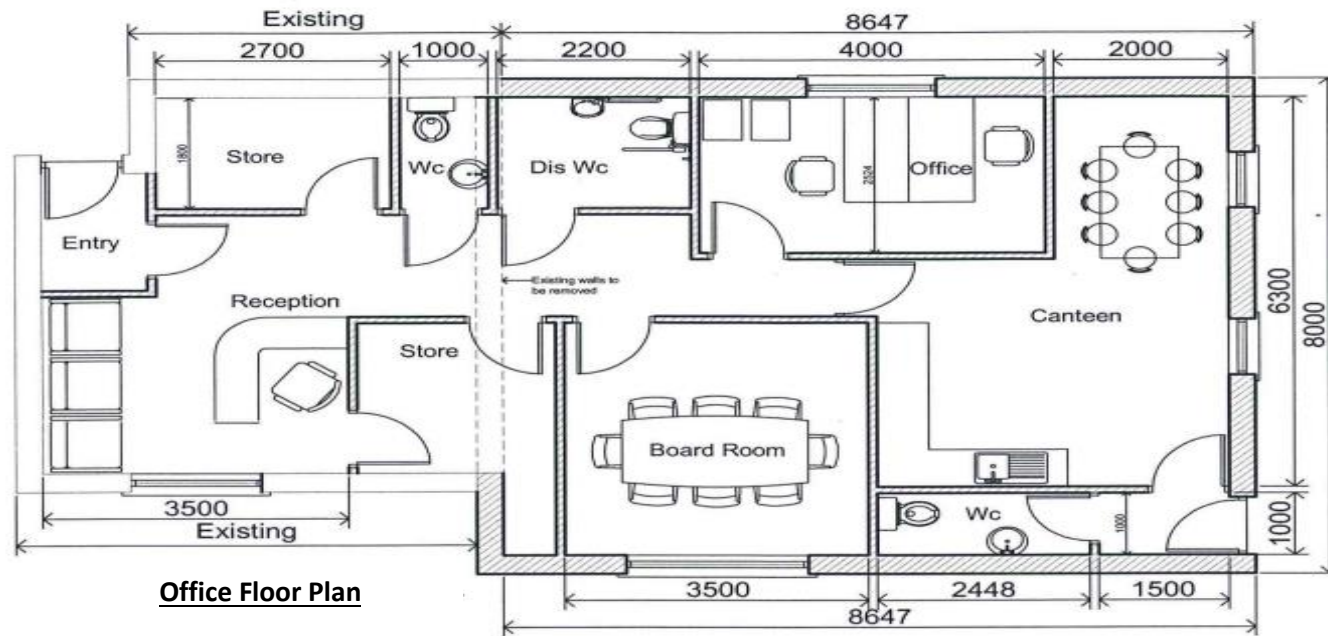
- ✓ Buildings primarily front on to main yard area are secured with roller shutter / sliding doors
- ✓ Site bounded by former quarry face & secure entrance gates onto Drumlish Road
- ✓ Fit out suitable for engineering works however adaptable to suit (STP). Some existing fixtures may be able to purchase by negotiation.
- ✓ Truck Weighbridge
- ✓ Customer Staff / Parking
- ✓ Modern office building with reception area, board rooms, private offices & staff facilities
- ✓ Extensive concrete apron around buildings (circa 33,500 sq ft)



Accommodation

Description	Size – Sq ft <i>(Approximate)</i>			
Office suite & Staff facilities	1800 sq ft			
Cutting Shed	720 sq ft			
Cutting Shed 2	512 sq ft			
Weld Shed 1	5500 sq ft			
Plasma Shed	2400 sq ft			
Portal Frame (not complete)	1872 sq ft			
Weld Shed 2	5600 sq ft			
Blast Shed	2400 sq ft			
Paint Shop	3600 sq ft			
	24,404 sq ft			





Services

The property is supplied by mains water & electricity. Interested parties should satisfy themselves in relation to the services.

Rates

We have been advised by Land and Property Services of the following: -

Net Annual Value:

£24,470 Rateable Value in 2023

Rates Estimated: £12,592

The property may be classified by Land and Property Services as an industrial hereditament. We would advise prospective purchasers to make their own enquiries in relation to same.

Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether mentioned in these particulars or not.

Tenure & Possession

The property is sold Freehold with vacant possession available on completion.

Viewings

Viewings are *strictly by appointment through the selling agents*. Given the hazards of a industrial site, viewers should take extra precaution regarding their own personal safety when viewing the property.

Plans, Areas and Schedules

These are based on the Declaration of Identity and are for reference only. They have been carefully checked and computed by the selling agents and the seller's representee, and the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Energy Performance Certificate

Pending

Asking Price

Price on application.

VAT

All prices are exclusive of but may be liable to Value Added Tax.

Financial Guarantee

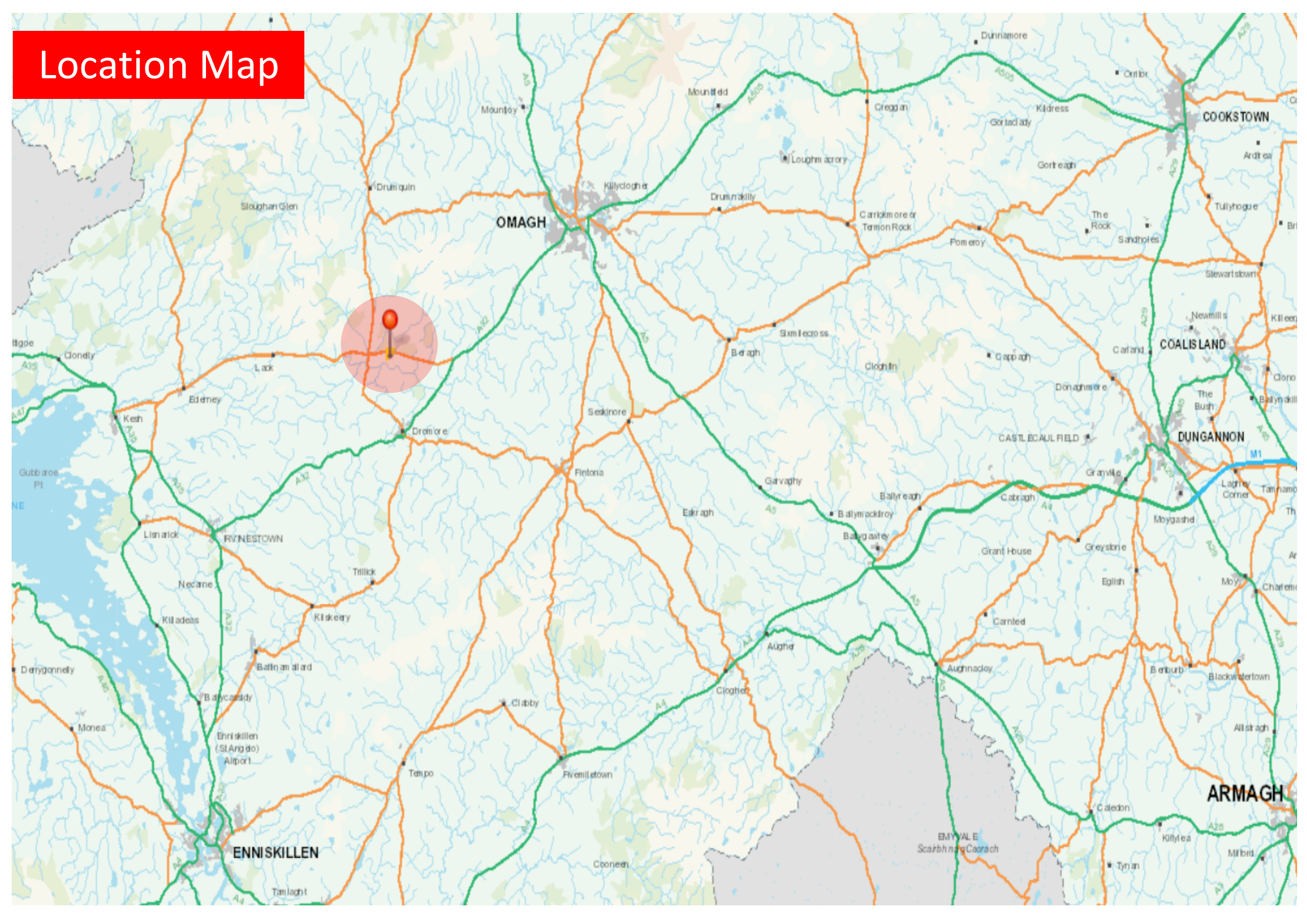
All offers must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.



Site Map



Location Map



Further Information

Please contact:



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