

TO LET - RETAIL UNIT (BY WAY OF SUB-LEASE)
1-3 NUGENTS ENTRY, ENNISKILLEN BT74 7DF

CBRE NI
PART OF THE AFFILIATE NETWORK



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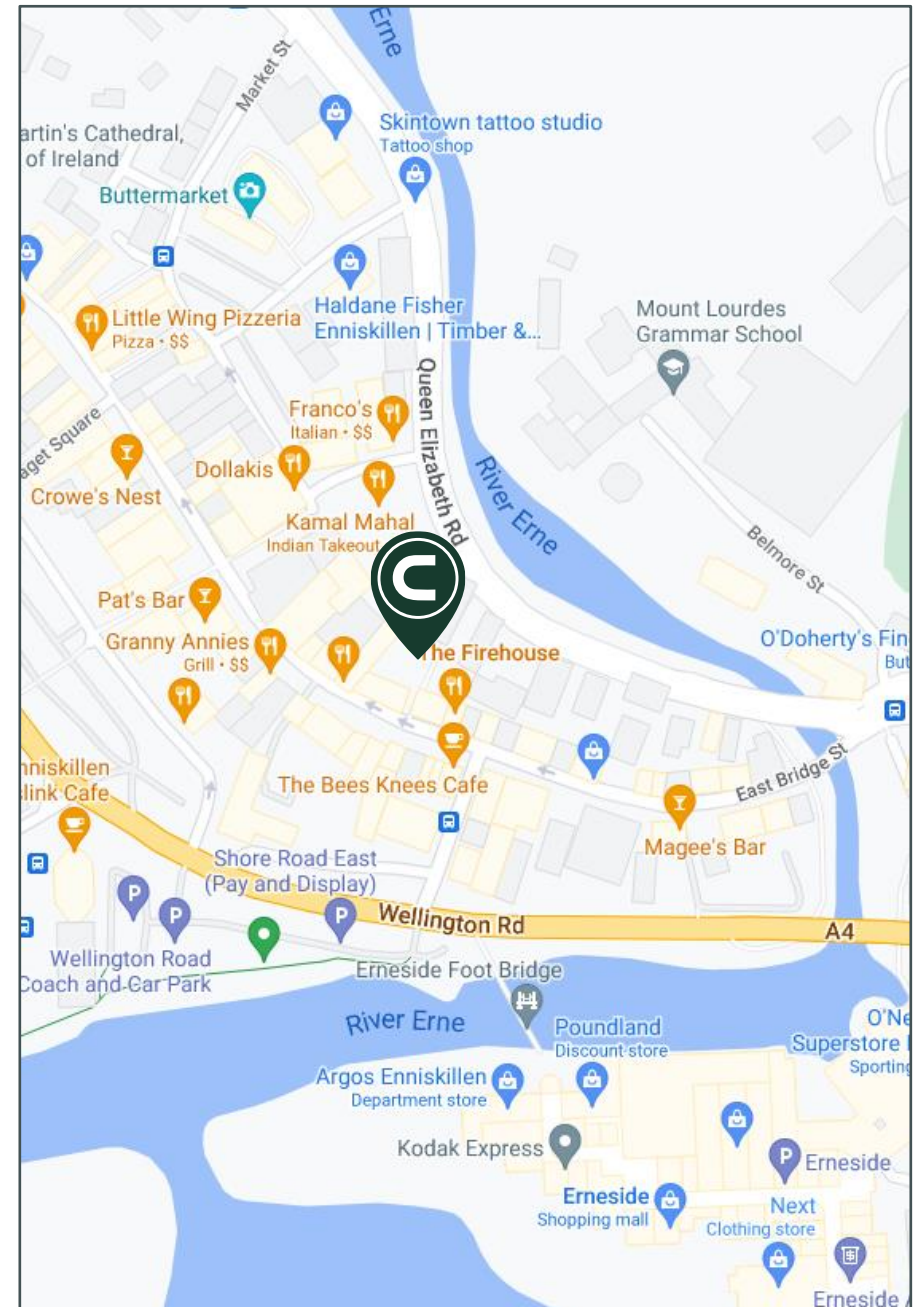
Location

Enniskillen is the County town of Fermanagh, located in the west of the Province, approximately 80 miles west of Belfast, 24 miles west of Omagh and 52 miles north of Derry/Londonderry. The town is a popular destination for tourists, being on the shores of Upper Lough Erne and close to the border with County Donegal.

The subject property is located on Nugents Entry, Enniskillen. Nugents Entry is situated in the heart of Enniskillen town centre between Townhall Street and Queen Elizabeth Road. Neighbouring occupiers within the immediate vicinity include Danske Bank, Boots and local independents. Erneside Shopping Centre is also a short distance away from the subject.

Description

The ground floor comprises a ground floor retail unit which is finished to include carpeted floors, recessed fluorescent strip lighting and a suspended ceiling.. The unit further benefits from a glazed frontage, on-site car parking and a security alarm system.



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Lease Details

Rent	On Application
Term	Negotiable
Repairs/Insurance	Effective full repairing and insuring basis
Service Charge	A service charge will be levied to cover the cost of exterior repairs, maintenance, security and management.

Accommodation

Area	Sq Ft	Sq M
Ground Floor	800	74.30

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £6,650. The rate in the £ for 2023/24 for Fermanagh and Omagh is £0.52318 therefore the estimated rates payable for 2023/24 are £3,479.

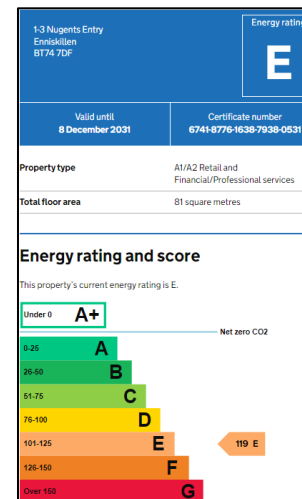
VAT

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

EPC

The building has been rated as E-119 under EPC regulations.

A copy of the EPC Certificate is available adjacent and can be made available on request.



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