

TO LET - RETAIL UNIT (BY WAY OF SUB-LEASE)
32 MAIN STREET, NEWTOWNBUTLER, ENNISKILLEN BT92 8JW

CBRE NI
PART OF THE AFFILIATE NETWORK



TO LET - RETAIL UNIT (BY WAY OF SUB-LEASE)

32 MAIN STREET, NEWTOWNBUTLER, ENNISKILLEN BT92 8JW

Key Benefits

- Provides 1,124 sq ft of accommodation
- Excellent range of amenities nearby

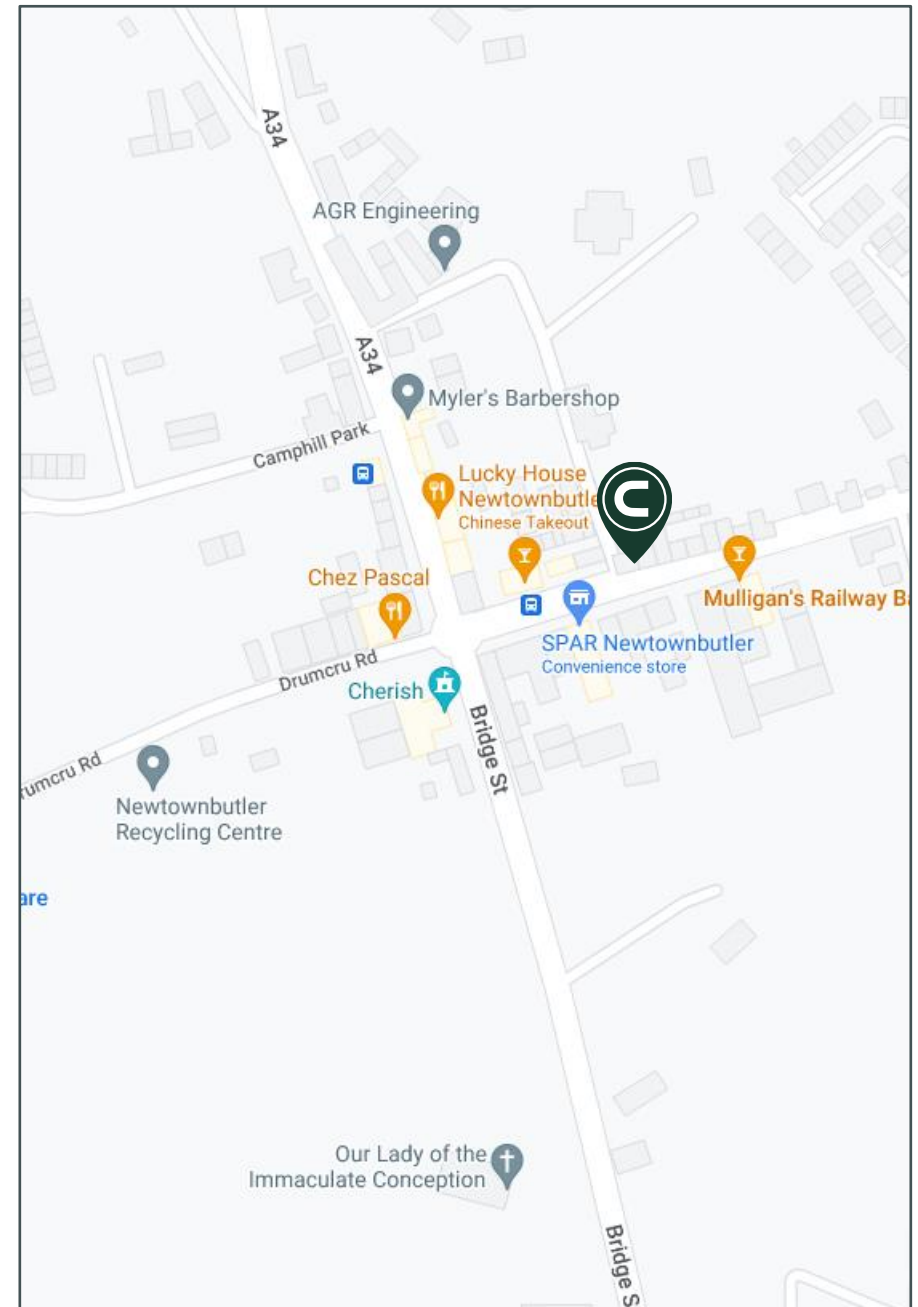
Location

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 south of Derry/Londonderry

Newtownbutler is a small town situated approximately 18 miles from Enniskillen. Main Street is adjoined by Bridge Street and Drumcru Road. Neighbouring occupiers include SPAR, Hughes Pharmacy and local independents.

Description

The ground floor comprises an open plan space with a small office to the rear and is finished to include carpeted floors, recessed fluorescent strip lighting and a suspended ceiling. The first floor comprises an ancillary office with kitchen and W.C facilities. The unit further benefits from a glazed frontage and a security alarm system.



TO LET - RETAIL UNIT (BY WAY OF SUB-LEASE)

32 MAIN STREET, NEWTOWNBUTLER, ENNISKILLEN BT92 8JW

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 M | Sq FT |
|--------------|--------|-------|
| Ground Floor | 104.45 | 1,124 |

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £5,600. The rate in the £ for 2023/24 in Fermanagh and Omagh is £0.52318 therefore the estimated rates payable for 2023/24 are £2,930.

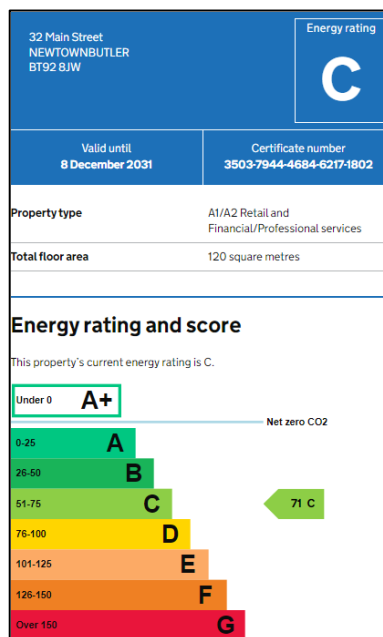
VAT

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

EPC

The building has been rated as C-71 under EPC regulations.

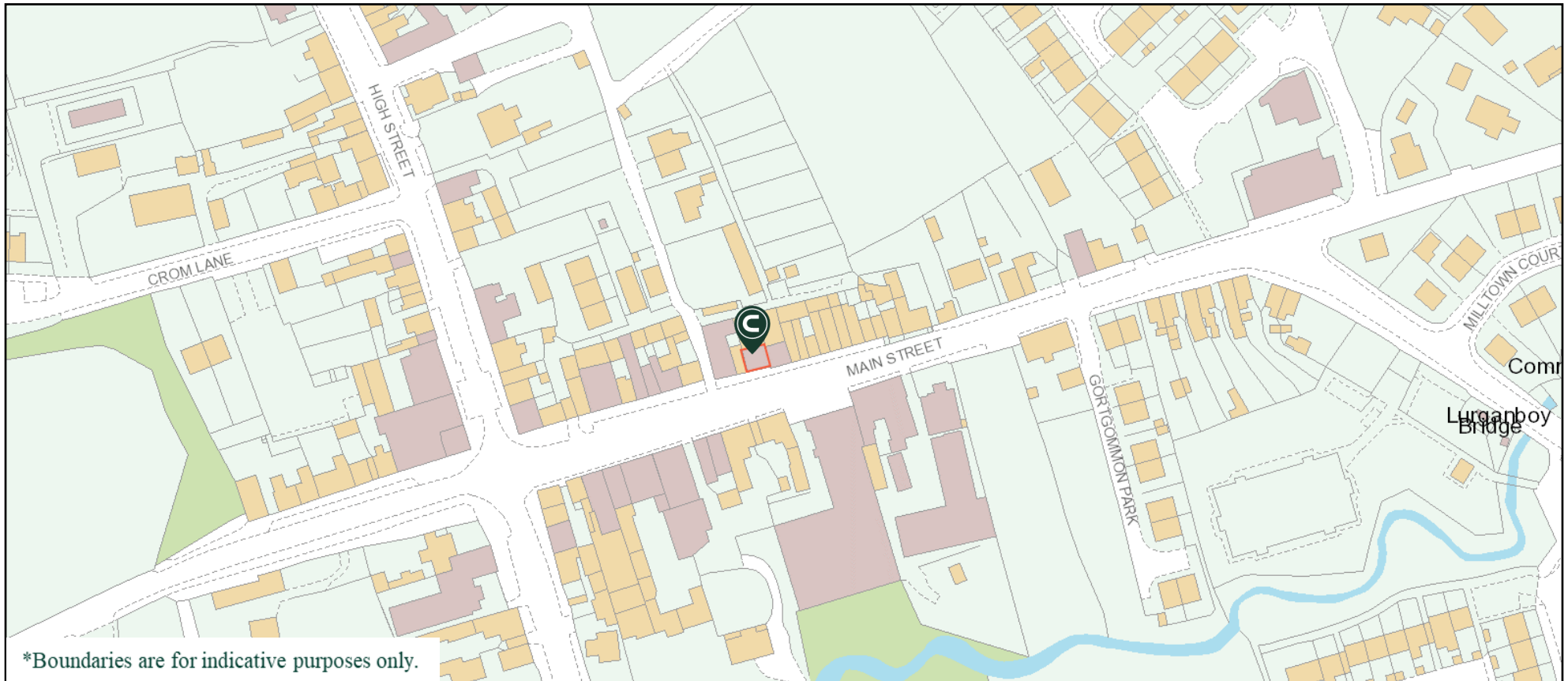
A copy of the EPC Certificate is available adjacent and can be made available on request.



TO LET - RETAIL UNIT (BY WAY OF SUB-LEASE)

CBRE NI
PART OF THE AFFILIATE NETWORK

32 MAIN STREET, NEWTOWNBUTLER, ENNISKILLEN BT92 8JW



Contact Us

Stephen Smith
T: 07976523666
E: stephen.smith@cbreni.com

Rory Kelly
T: 07841145500
E: rory.kelly@cbreni.com

Joint Agents

Eadie McFarland and Co
William McFarland
T: 07894900555
E: William@eadiemcfarland.co.uk



DISCLAIMER: These particulars are issued by LDM Belfast Ltd T/A CBRE NI on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, CBRE NI for themselves and for the vendor/lessor whose agents they are, give notice that- (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) CBRE NI, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property.

www.cbreni.com



@CBRE_NI