



To Let Prime Retail Premises

12-14 Market Street, Omagh, BT78 1EH

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**FRAZER
KIDD**

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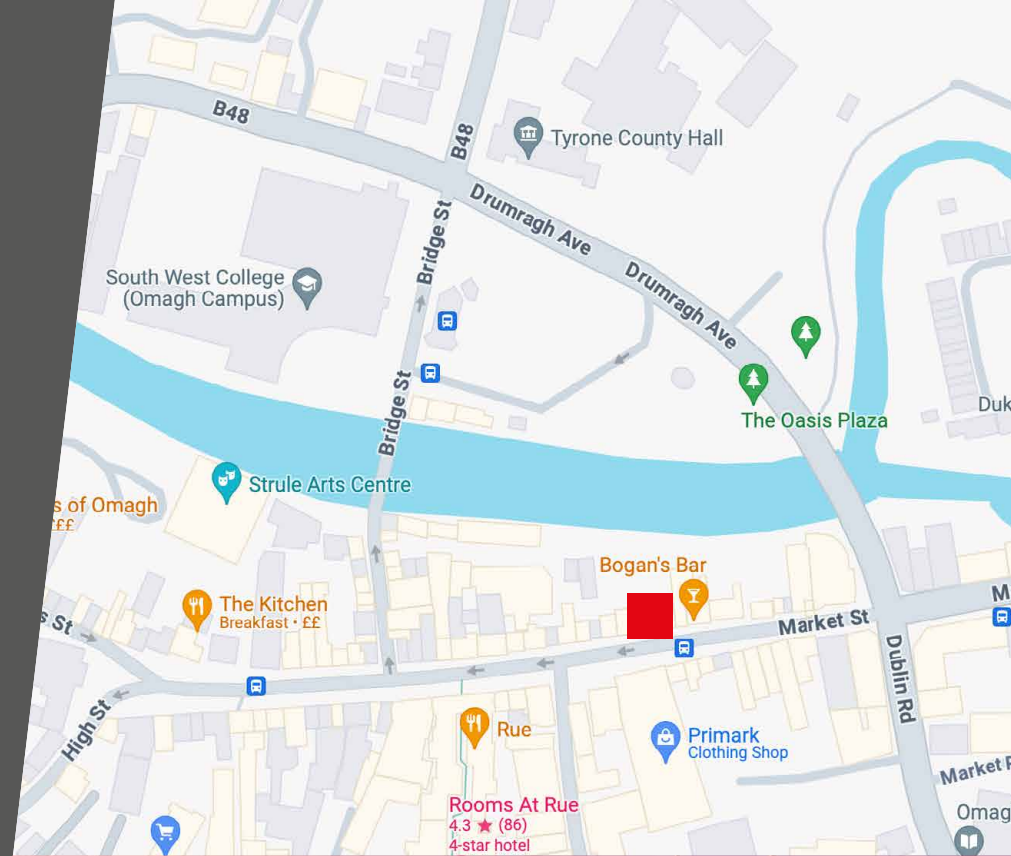
Summary

- Prime retail pitch situated directly opposite Primark, within the heart of Omagh town centre.
- Comprises a spacious open plan retail shop with 1st floor storage extending to c. 2,369 sq ft.
- Neighbouring occupiers include, Primark, Santander, Bob & Berts, Superdrug & DV8.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

Location

Omagh is the county town of Tyrone and one of the largest towns within the province, with a population of c. 20,000 people (2021 Census). The busy market town is located 33 miles south of Derry / Londonderry and 68 miles west of Belfast. Omagh has a large agricultural hinterland which includes a number of small villages such as Fintona, Dromore and Gortin.

The towns catchment is strengthened by its close proximity to the Republic of Ireland (Donegal town 40 miles and Letterkenny 36 miles respectively) and benefits from cross border trade.



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Situation

The subject property is situated fronting prominently onto Market Street, within the heart of the town centre. Market Street is the prime retail location within the town centre, situated directly opposite Primark, benefitting from high levels of footfall and passing vehicular traffic.

On-street car parking and loading is available on Market Street, plus several public car parks within a few minutes' walk.

The town is home to a range of national and local traders, with very few vacancies including Boots, Primark, DV8, Superdrug, Bob & Berts, Santander, Card Factory & SD Kells.

Description

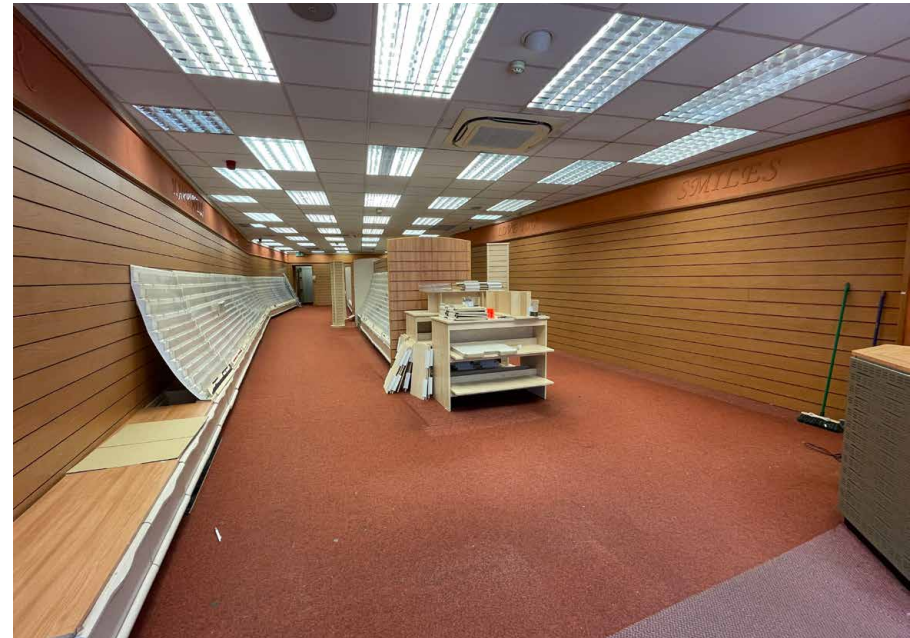
The property comprises a prominent and spacious open plan retail premises formerly occupied by Clinton Cards. The property is fitted with an aluminium framed floor to ceiling height glazed shop front, two air conditioning units and a suspended ceiling with recessed lighting.

To the rear of the shop floor is a kitchen, office and staff toilet. The first floor comprises of a single open plan store with shelving.

Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Floor	Description	Sq. Ft	Sq. M
Ground	Sales Area	1,494	138.78
	Office	22	2.02
	Kitchen	122	11.37
WC/WHB		-	-
First	Store	731	67.94
Total Approximate Net Internal Area:		2,369	220.11



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Rates

NAV: £18,900

Non-Domestic Rate in £ (24/25): 0.599362

Rates Payable: £11,327.94 per annum

*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Rent

Inviting offers in the region of £30,000 per annum.

Lease

Length of lease by negotiation.

Repair

Tenant responsible for interior and exterior repairs.

Building Insurance

Tenant responsible for repayment of the landlords building insurance premium.

Management Fee

Tenant to pay agent management fees calculated at 5% + VAT of the annual rent payable.

VAT

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

Viewing

Frazer Kidd

028 9023 3111

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Not To Scale. For indicative purposes only.



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