



**For Sale Commercial Premises**  
16 Derry Road, Omagh BT78 5DR



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COMMERCIAL

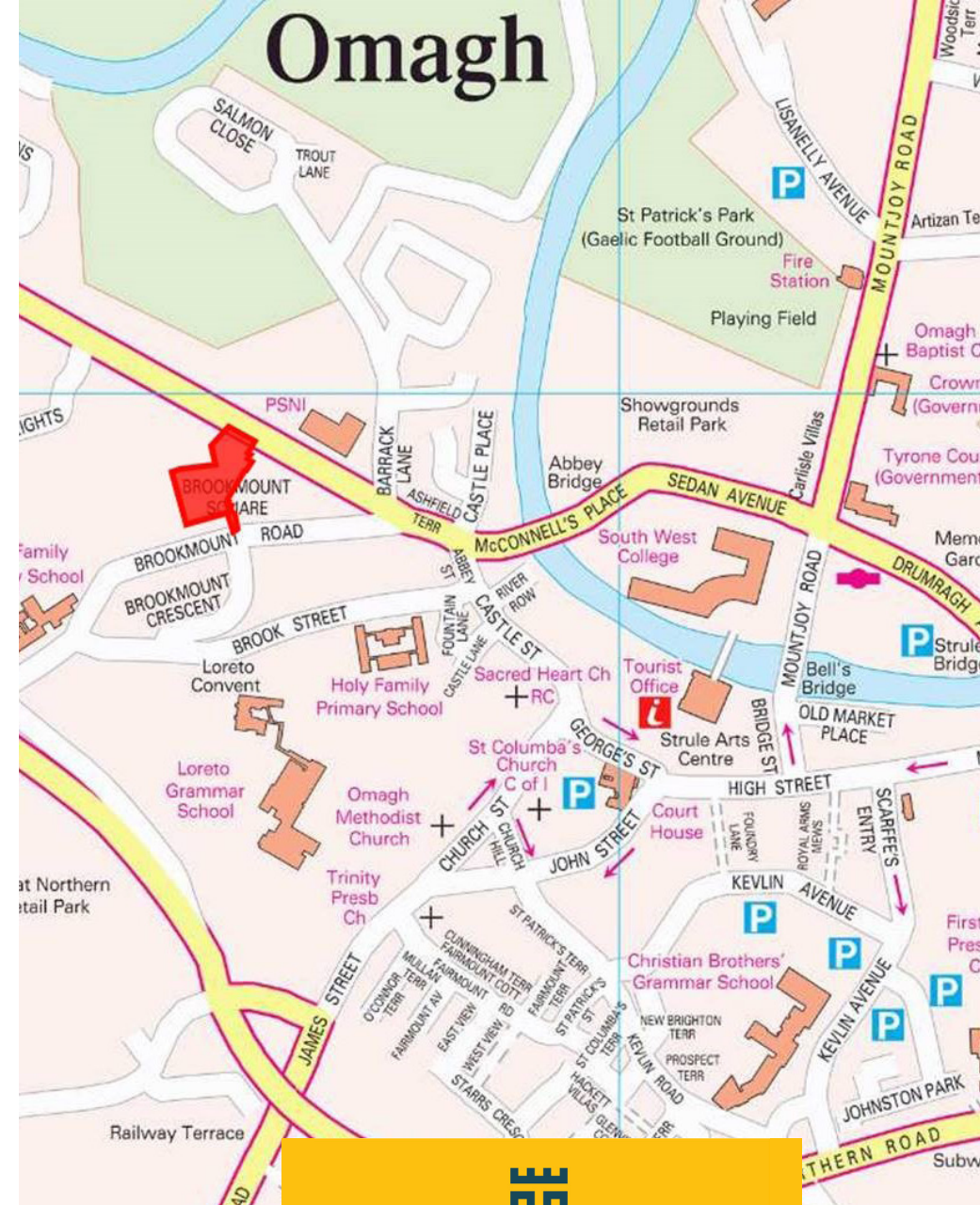
**028 90 500 100**

## SUMMARY

- Substantial commercial site.
- Development Potential, subject to Planning Permission.
- Site Area: 0.35 hectares (0.86 acres).

## 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.



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## 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.
- Sold with vacant possession.

## SITE AREA

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

## 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.

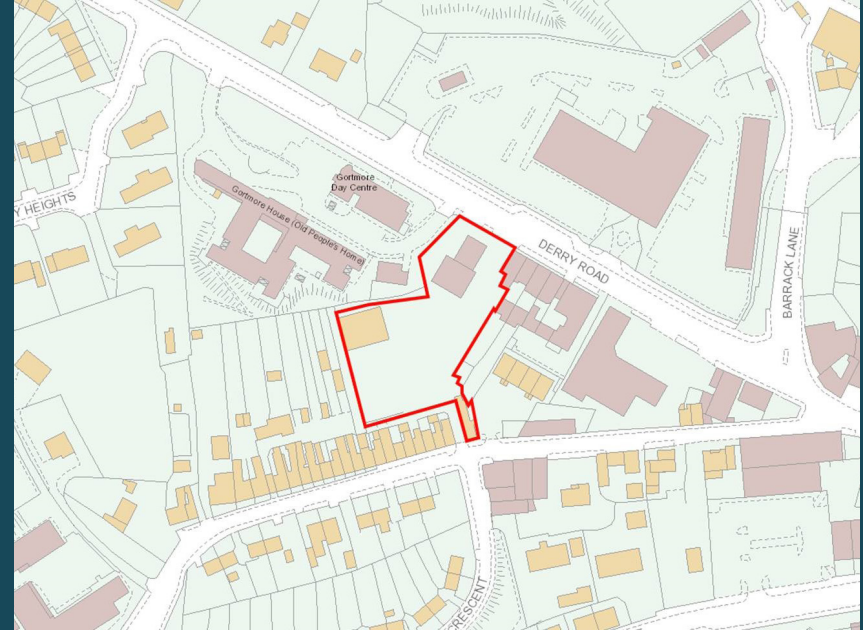


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Not to Scale

## CONTACT

For further information or to arrange a viewing contact:

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