



Asda

Screwfix

Poundstretcher

Dunnes Stores

McDonalds

Subject Property

The Westville Hotel

Mudock Builders Merchants

Not To Scale. For indicative purposes only.

To Let Gated Warehouse Premises with Substantial Yard Area

6 Westville Terrace, Enniskillen, BT74 6HT


**FRAZER
KIDD**

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Summary

- Self-contained warehouse facility situated in Enniskillen town centre, with excellent visibility.
- Property benefits from a spacious gravel yard, perimeter fencing & two vehicle entrances.
- Warehouse comprises of c.5,129 sq ft set on a total site area of c. 0.30 acres.
- Suitable for a wide range of business uses, subject to any statutory planning consents.
- Surrounding occupiers include Murdock Builders Merchants, Tesco, McDonalds, Dunnes Stores and Lidl.

Location

Enniskillen is located approximately 75 miles South West of Belfast and is a major provincial centre with a catchment population of in excess of 55,000 people. Enniskillen is a major retail destination providing Fermanagh's main shopping facilities and benefits from significant tourist and cross border trade.

The subject property is situated in the heart of Enniskillen in a prominent location off the Tempo Road. The property benefits Within a few minutes' walk of Enniskillen High Street with neighbouring occupiers including Murdock Builders Merchants, Tesco, McDonalds, Dunnes Stores and Lidl.



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Description

The warehouse occupies a self-contained c. 0.30-acre site, secured with perimeter fencing and benefitting from two gated entrances. The warehouse is of steel portal frame construction with block infilled walls, a metal profile roof and cladding, electrically operated roller shutter door measuring 4.57m (height) and a gravel yard area measuring c. 1,020 sq m (10,980 sq ft).

Internally the property comprises a reception area with shop frontage, office and open plan warehouse area. Additional storage, offices and loading bay are located on the first-floor mezzanine level. The mezzanine level could be removed to provide full height racking from the ground floor.

Accommodation

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

Floor	Description	Sq. M	Sq. Ft
Ground	Office	8.90	96
	Reception	47.40	510
	Warehouse	267.50	2,880
First	Open Plan Area	37	398
	Office	37	398
	Office	12	130
	Kitchen	10	108
	Loading area	56.70	610
	W/Cs		
	Total Approximate Net Internal Area		476.50



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Rates

NAV: £20,100

Non-Domestic Rate in £ (24/25): 0.5459

Rates Payable: £10,972.59 per annum

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

Lease

Length of lease by negotiation.

Rent

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

Repair

Tenant responsible for interior and exterior repairs.

Building Insurance

Tenant responsible for the repayment of the landlord's building insurance premium.

VAT

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

Viewing

Strictly by appointment with the letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk

Montgomery Finlay & Co

028 6632 4485

info@montgomeryfinlay.com



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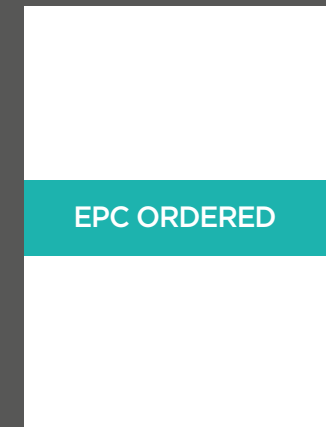
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