



R A NOBLE & CO

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
AUCTIONEERS & ESTATE AGENTS

Your
Local
Property
Experts.

For Sale

Excellent Mixed Use Income Generating
Business/Investment Opportunity

(For sale due to ill health)

(May be available in Lots)

50-52 Main Street

Trillick

Omagh

BT78 3SU

COMMERCIAL



Indicative Boundary Plan
For Illustrative purposes only





R.A. Noble & Co.

www.nobleauctioneers.co.uk

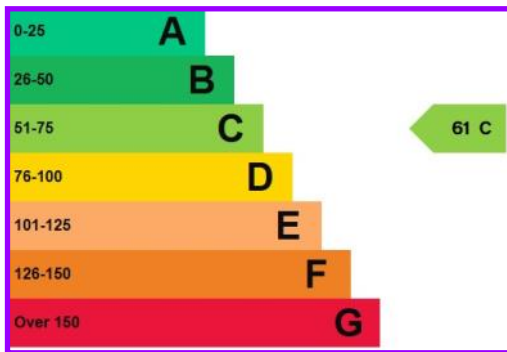
For Sale

Excellent Mixed Use Income
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50-52 Main Street
Trillick
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BT78 3SU

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EPC



Location

This unique property is conveniently located on the Main Street of the busy rural village of Trillick. Trillick is well located on the border between County Tyrone and Fermanagh and thus benefits from a steady cross county level of passing trade.

Description

This excellent mixed use property which is situated on a C. 0.2 Acre site comprises 3 individual income producing assets as follows:

Retail Unit T/A Vivo

This vibrant retail unit comprises a bustling rural convenience/grocery store and has been superbly fitted out for purpose having recently undergone C. £50k of investment to continue to maintain the unit's fresh modern appearance.

The main shop floor has been improved with new freezers, coffee station, automatic entrance door along with a new kitchen/Deli area.

To the rear of the unit there is a spacious stock storage area as well as a walk in chill store and WC facilities.

Accommodation

The property has been measured in accordance with the RICS Code of measuring practice 6th Edition and we would note the following approximate areas:-

Main Shop Floor : 8.7m x 25m (217.5 sq m/2,340 sq ft)

Rear Stock Store : 6.3m x 5.7m (35.9sq m/386 sq ft)

Kitchen/Deli Counter Area ; 3.55m x 3.65m (12.95 sq m/140 sq ft)

Residential Apartment

The residential apartment comprises a spacious 2 bedroom studio with excellent living area and kitchen facilities. The apartment is accessed via pedestrian access door from the main street and via staircase to the first floor where the studio is located. The apartment benefits from DG PVC windows/OFCH and is currently rented out for £430 per month.

Industrial Unit

Yet another profitable asset to this sought after investment property is the convenient rear commercial unit which benefits from a generous self contained hardcore yard area and 3 phase electricity on a separate electricity meter.

Accommodation

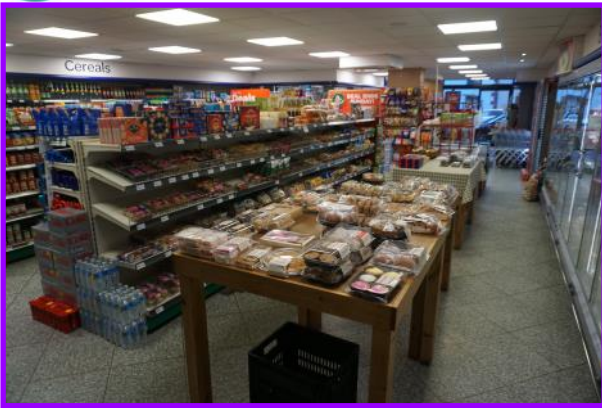
6.2m x 24.13m (C. 150 sq m/1,610 sq ft)

Rates

- Apartment—C.£500 per annum
- Retail Unit—£4,585.56
- Industrial Unit—Currently benefitting from manufacturing rates exemption)

Sale Details

Price on Application.



Indicative Spatial Boundary Maps (For Indicative purposes only)

Ortho View



OSNI View



Location Maps



FOR INDICATIVE PURPOSES ONLY

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*or would you like a **Free valuation** to advise what price you could expect if you decided to sell?*

Like many of our valued clients already have, give our professional team a call for a **FREE** no obligation confidential discussion on 02885548242 and we would be happy to assist you whatever property your enquiry relates to.

MISREPRESENTATION ACT 1967

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