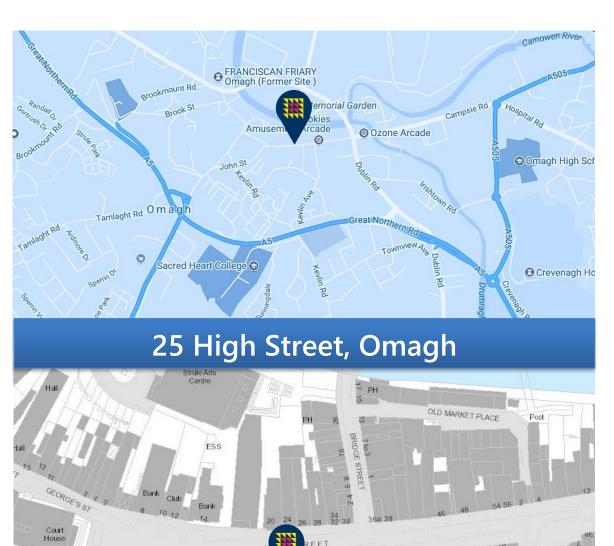


FOR SALE Prominent Town Centre Investment Opportunity 25 High Street, Omagh BT78 1BD





TCB

LOCATION & DESCRIPTION

Omagh, one of the Province's largest towns, is located c. 34 miles south of Derry / Londonderry, c. 68 miles to the west of Greater Belfast and c. 110 miles from Dublin.

The town acts as regional service centre for County Tyrone, housing a considerable volume of administrative offices, a generous provision of retail services and a wide range of academic facilities.

The town has a range of employers across various sectors, including agri-food and tourism, with one of the leading tourism attractions being the Ulster American Folk Park.

The subject property is located on High Street within the heart of the town centre benefiting from high levels of passing footfall and trade.

The property comprises of a mid terrace three storey office with a rear office, storage building and a dedicated car parking / yard area accessed directly from High Street.

ACCOMMODATION

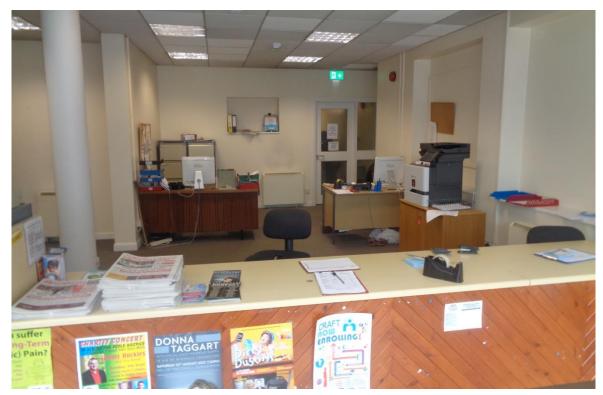
UNIT	AREA SQ M	AREA SQ FT	
25 HIGH STREET			
FRONT BUILDING			
Ground Floor	c. 84 sq m	c. 903 sq ft	
First Floor	c. 32 sq m	c. 345 sq ft	
Second Floor	c. 36 sq m	c. 383 sq ft	
Third Floor	<u>c. 23 sq m</u>	<u>c. 246 sq ft</u>	
	<u>c. 1,754 sq m</u>	<u>c. 1,877 sq ft</u>	
REAR BUILDING			
Ground Floor	c. 307 sq m	c. 3,305 <u>s</u> q ft	
First Floor	<u>c. 154 sq m</u>	<u>c. 1,655 sq ft</u>	
	<u>c. 461 sq m</u>	<u>c. 4,960 sq ft</u>	

TENANCY DETAILS

TENANT: Tyrone Courier Limited RENTAL: £16,000 per annum

TCBs

TERM: 3 years from the date of purchase







SALES DETAILS

PRICE: Offers in the region of £180,000

TITLE: Held by way of freehold or long leasehold interest

NAV: We are advised by the Land and Property Service that the NAV's

are as follows: No. 25 - £14,300; No. 25B - £4,250 and

No. 25C - £6,150. The rate in the pound for 2017 / 2018 is £0.536343.

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

EPC



VIEWING / FURTHER DETAILS

O'Connor Kennedy Turtle 22 Adelaide Street Belfast

BT2 8GD

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CONTACT:

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CL/JP/7145



OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.