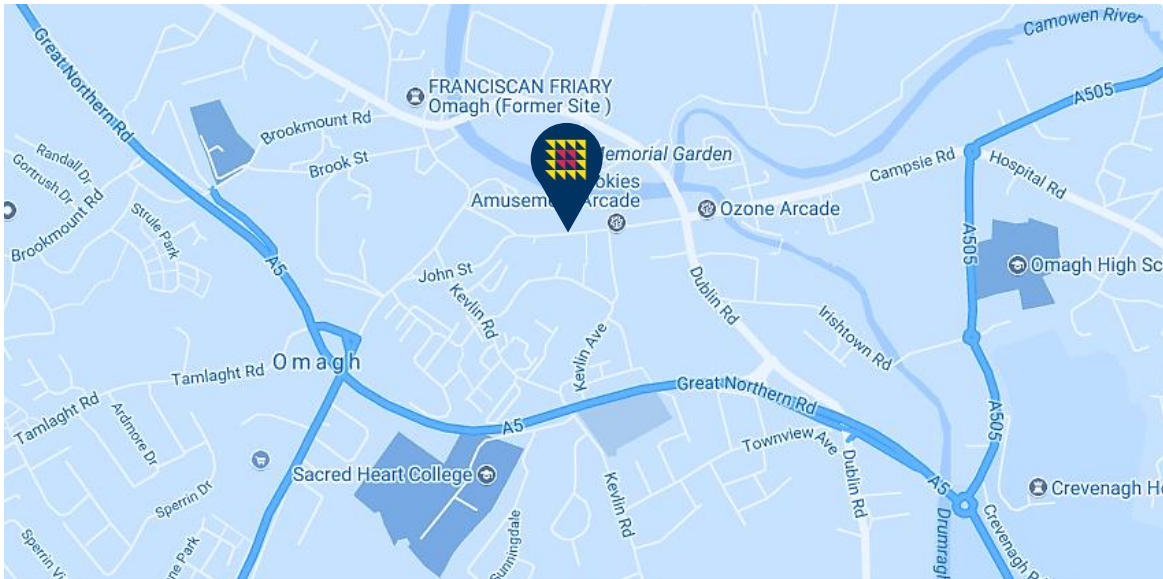


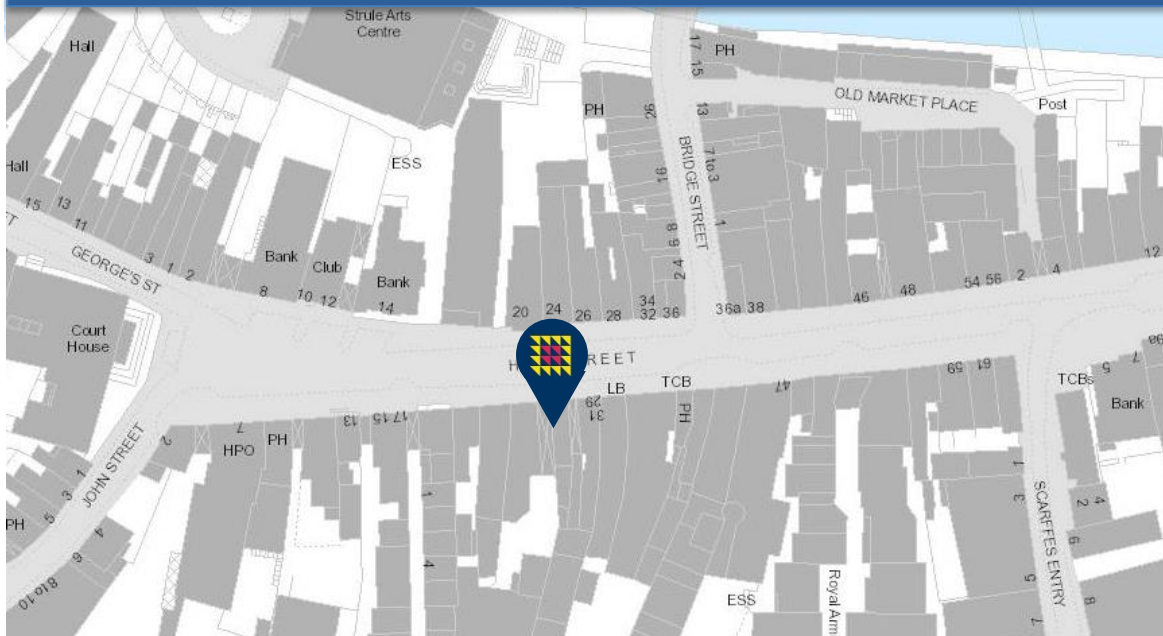


**FOR SALE** Prominent Town Centre Investment Opportunity  
25 High Street, Omagh BT78 1BD

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## 25 High Street, Omagh



## 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.

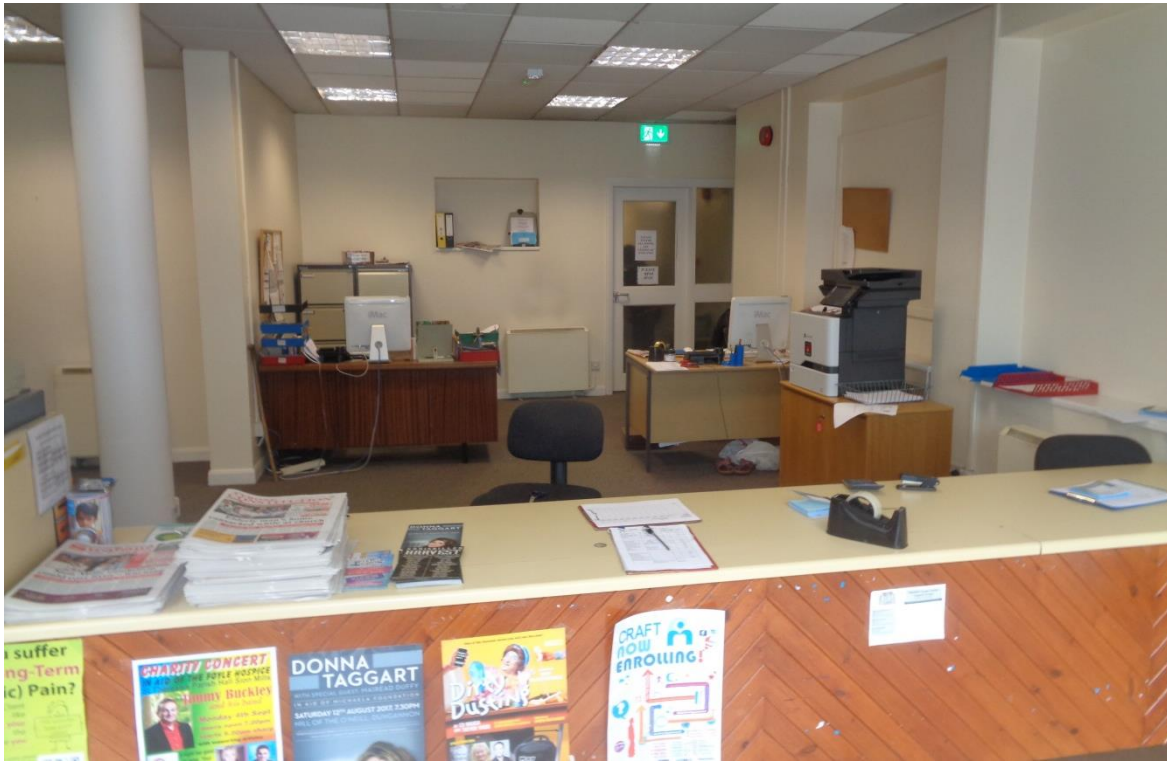
The property comprises of a mid terrace three storey office with a rear office, storage building and a dedicated car parking / yard area accessed directly from High Street.

## ACCOMMODATION

UNIT	AREA SQ M	AREA SQ FT
<b>25 HIGH STREET</b>		
<b>FRONT BUILDING</b>		
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>
<b>REAR BUILDING</b>		
Ground Floor	c. 307 sq m	c. 3,305 sq 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  
 TERM: 3 years from the date of purchase

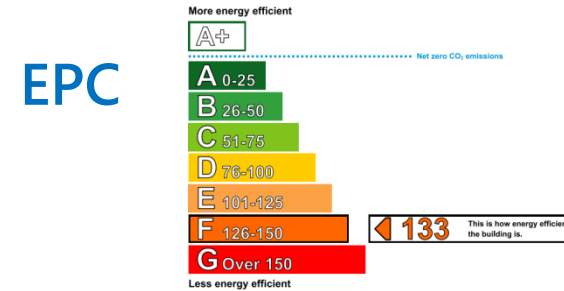


## SALES DETAILS

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.



## VIEWING / FURTHER DETAILS

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