



OK
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FOR IDENTIFICATION PURPOSES ONLY

FOR SALE / TO LET

12 Gillygooley Road, Omagh, BT78 5PN

Former Cinema extending to c. 17,000 sq ft (1,580 sq m) and set within a site area of c. 1.49 acres

LOCATION

Omagh is one of the Province's largest towns which is situated some 68 miles to the west of Greater Belfast and c. 34 miles south of Derry City.

The property is situated on the Gillygooley Road, a short distance of the main A5 arterial route and convenient to Omagh town centre.

DESCRIPTION

The subject comprises a former 9 screen cinema extending to c. 17,039 sq ft set within a site extending to c. 1.49 acres.

Suitable for a range of commercial uses and users subject to any necessary planning approval required.

ACCOMMODATION

NIA - 1,583.55 sq m (17,039 sq ft)

SITE AREA

Total: 1.49 acres (0.60 hectares)

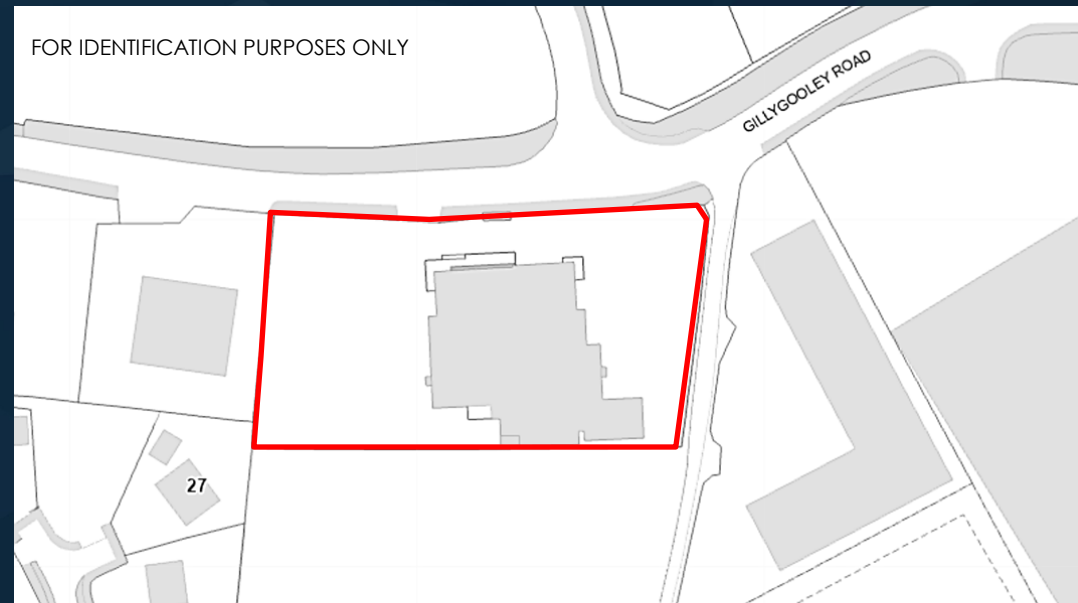
ZONING

The subject lands are situated within the limit of development and designated as 'white lands'. Subject to planning, this opportunity presents itself for housing or warehouse development

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksl/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: C4986



SALES / LEASE DETAILS

PRICE / LEASE: Details on application
TITLE: Assumed freehold

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

VAT

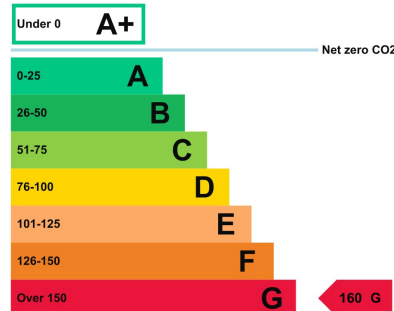
All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (RATES PAYABLE)

NAV: £20,400

Estimated rates payable in accordance with LPS Website:
£11,510

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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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 or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

