



TO LET

Town Centre Commercial Unit

Market Place, Omagh, BT78 1EF

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LOCATION / DESCRIPTION

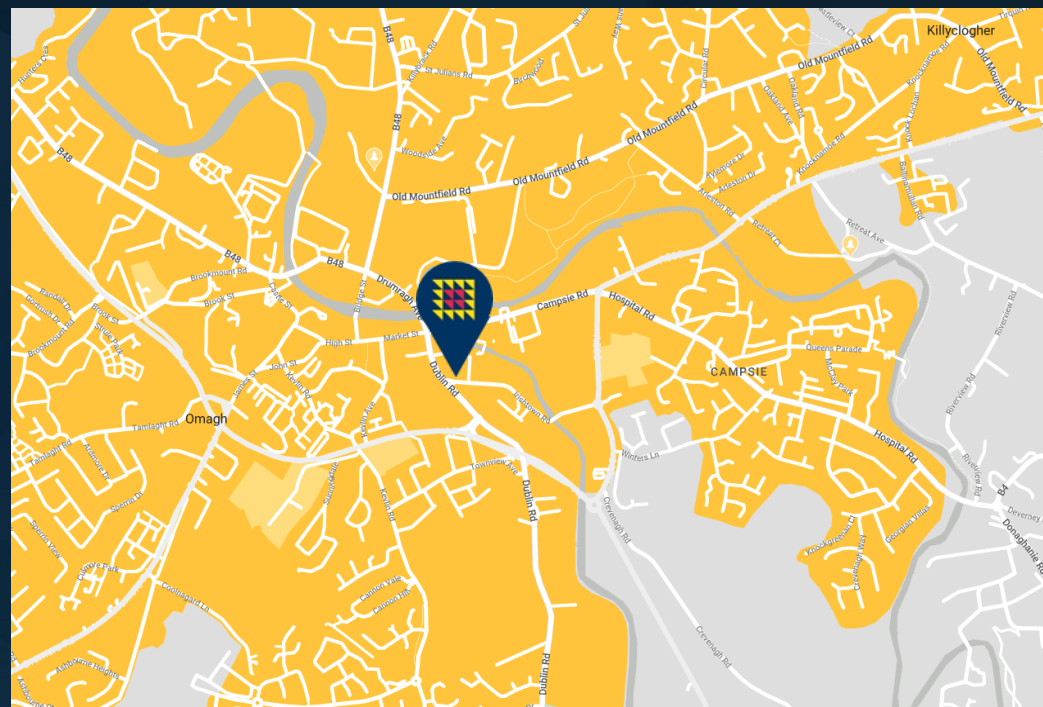
Omagh is the second largest town in the West of Northern Ireland and principle retail destination in Co. Tyrone with a catchment population of c. 35,000 people with a 15 minute drive.

The subject units occupy a prominent position onto Market Place car park, immediately adjacent to the popular 70,000 sq. ft Dunnes Stores unit. It is accessed from the Dublin Road, one of the primary routes into Omagh town centre, with other town centre shopping nearby including Supervalu and Primark.

The unit offers well fitted accommodation over ground floor and mezzanine levels which is ideal for a variety of uses to include fashion boutiques, hairdressers, beauticians etc.

ACCOMMODATION

Description	Area sq m	Area sq ft
RETAIL AREA	C. 62 SQ M	C. 670 SQ FT
STORAGE	C. 22 SQ M	C. 241 SQ FT
MEZZANINE	C. 67 SQ M	C. 722 SQ FT
GROUND FLOOR	C. 85 SQ M	C. 915 SQ FT
MEZZANINE	C. 81 SQ M	C. 866 SQ FT



LEASE DETAILS

- RENT: £17,500 per annum
- TERM: From 5 years with rent reviews at regular intervals.
- REPAIRS / INSURANCE: Full repairing and insuring lease
- INCENTIVES: A rent free period will be considered to facilitate tenants fit-out

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/uksi/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.



VAT

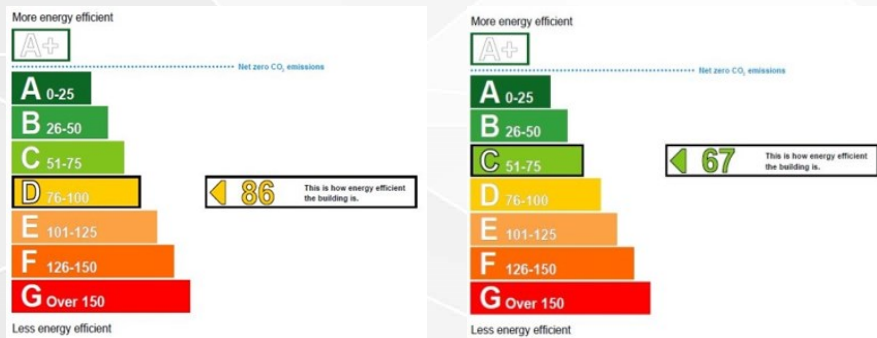
All prices, outgoings etc are exclusive of, but may be subject to VAT.

RATES

TBC

Please note that all prospective purchasers should make their own enquiries to confirm the NAV / rates payable.

EPC CERTIFICATE



CONTACT DETAILS

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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.