

**FOR SALE OR TO LET**

CS/748

**SUBSTANTIAL COMMERCIAL PREMISES  
ON A PRIME CORNER SITE**

**2 Quay Lane, Enniskillen BT74 6AG**



- ❖ **High profile location in Enniskillen town enjoying a high visibility off the throughpass road.**
- ❖ **Corner site with frontages of about 44 feet to Quay Lane and 47 feet to Friths Alley.**
- ❖ **Premises substantially renovated and modernised in recent years.**
- ❖ **Spacious accommodation on two floors capable of being sub-divided into 3 separate business units (one on ground floor and 2 units on first floor).**
- ❖ **Superb location for a range of business commercial uses e.g. restaurant, offices or retail (subject to P/Permission and Statutory Consents).**

**NOTE:** The above Agents for themselves and for vendors or lessors of any property for which they act as Agents give notice that (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (2) no person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to any property (3) all negotiations will be conducted through this firm.

**Details of Present floor spaces are as follows:-**

**Ground Floor**

**Games Area/Media Centre:** Circa 1530 Sq. feet. Double doors accessing onto Quay Lane. Chinese slate/tiled floor finish.



**First Floor**

**Unit One:** Circa 770 Sq. feet (including w.c. & whb.) plus storage area of circa 50 Sq. feet. Currently sub-divided and used as office/meeting space.



**Unit Two:** Circa 750 Sq. feet  
(including w.c. & whb. and kitchen area).

Current used as Office Space

Units on first floor are accessed via a communal staircase from a side door opening off Friths Alley.

**RENTAL GUIDE:-** £20,000 P.A. + RATES

**CURRENT RATES:-** £14,069.41

**Tenure:** Freehold.

**Viewing strictly by appointment with Selling Agent.**



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