



**Instinctive
Excellence
in Property.**

To Let

**Prominent Retail Warehouse
Approx. 6,172 sq ft (573 sq m)**

Unit 3 Wellington Road
Enniskillen
Co. Fermanagh
BT74 7HL

WAREHOUSE





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WAREHOUSE

Location

Enniskillen is the county town of Fermanagh located approximately 80 miles south west of Belfast with a catchment population of approximately 58000 people.

The town benefits significantly from cross border trade and a strong tourism industry.

The property occupies a prime position in the centre of Enniskillen fronting Wellington Road one of Enniskillen's main arterial routes, and is in close proximity to the Diamond, High Street, the Ulster Bus Depot and Erneside Shopping Centre.

Other occupiers in the area include Jollyes Petfood, Xtra-Vision, Iceland, Heatons, Edinburgh Woollen Mill and Erneside Shopping Centre.

Description

The property comprises approximately 6172 sq ft and benefits from approximately 12 designated car parking spaces.

A further 229 spaces are available in the public car park fronting the main entrance.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice Sixth Edition, all areas being approximate:

Retail Sales/Store	6,172 sq ft	573 sq m
Total Area	6,172 sq ft	573 sq m

EPC

Energy Performance Certificate Northern Ireland
Non-Domestic Building

Unit 3
Wellington Place
ENNISKILLEN
BT74 7HL

Certificate Reference Number:
0897-9070-5630-5500-2703

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new-buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website www.epb.dfpni.gov.uk.

Energy Performance Asset Rating

More energy efficient

A+ 0-25

A 25-50

B 51-75

C 76-100

D 101-125

E 126-150

F 151-175

G 176-200

Less energy efficient

100 This is how energy efficient the building is.

Technical Information

Main heating fuel: Oil
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 565
Building complexity (NDS level): 3
Building emission rate (kgCO₂/m²): 156.59

Benchmarks

Buildings similar to this one could have rating as follows:
 If newly built
 If typical of the existing stock

Lease Details

Term:	New 15 year lease
Rent:	Price on Application
Rent Review:	5 yearly reviews
Repairing Terms:	Equivalent to full repairing terms with provision for a service charge. The current service charge is estimated to be approximately £5,200 per annum.
Insuring Terms:	Tenant to reimburse the Landlord in respect of a fair proportion of the building insurance.

Location Map



Osborne King

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MISREPRESENTATION ACT 1967

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