

FOR SALE BY PRIVATE TREATY

CS/941

# 50 Forthill Street, Enniskillen BT74 6AJ

**Commercial Opportunity To Re-Develop In  
An Area Of Expanding Retail Interest**



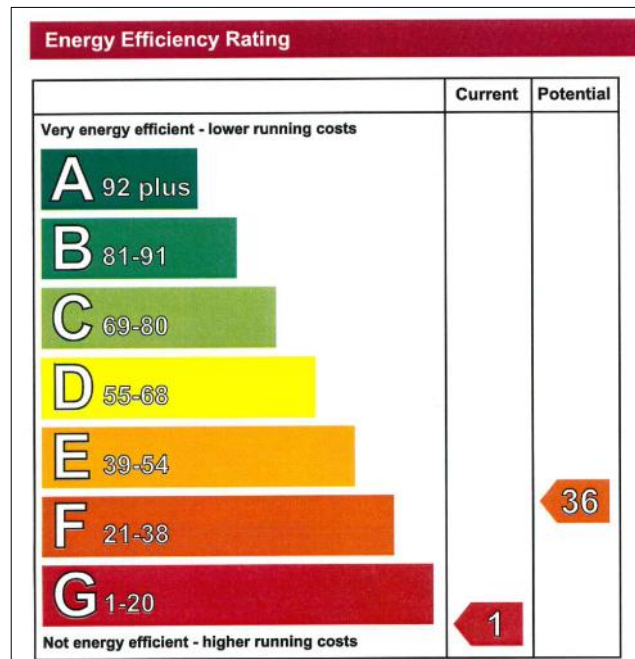
- In need of comprehensive refurbishment works this is a rare opportunity to acquire property in a popular locality with good potential for a wide variety of commercial and professional uses. (Subject to Statutory Approval).
- Prime end of terrace location fronting the Irvinestown Road, in close proximity to Dunnes Stores and major shopping centres of Enniskillen town.
- Frontage of 20' with secondary frontage to access road to side.
- Vehicular access to derelict store and yard with extended garden plot to rear.
- Current Annual Rates (Commercial) } Not Known
- Current Annual Rates (Residential) }

**PRICE GUIDE: £80,000**

**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.



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*Viewing by appointment with agent.*