



Instinctive
Excellence
in Property.

For Sale

Mixed Use Investment

9-11 Townhall Street & 30-32 Paget Lane
Enniskillen
BT74 7BD

INVESTMENT



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Location

Enniskillen is the county town of Fermanagh located approximately 80 miles south west of Belfast with a population of 13,790 (census 2011). The town benefits significantly from cross border trade and a strong tourism industry.

The subject property is situated on Townhall Street and Paget Lane. Neighbouring occupiers include Edinburgh Woollen Mill, Boots and DV8.

Description

The building comprises a mid terrace 3 storey property providing retail accommodation on the ground floor and residential accommodation on the upper floors. The retail element is accessed via Townhall Street and Paget Lane whilst the apartments are solely accessed via Paget Lane.

Accommodation

Property	Floor	Size (sq ft)	Passing Rent p.a.	Lease Terms	Trading As	Comments	EPC Rating
Portfolio 1							
9 Townhall St	Ground	1,350	£13,000	Overholding	Shuphoric		C75
30A Paget Lane	1st	279	£3,600	Overholding	Private Tenant		D58
30B Paget Lane	1st	218	£3,300	Overholding	Private Tenant		D67
30C Paget Lane	2nd	279	£3,600	Overholding	Private Tenant		D67
Portfolio 2							
11A Townhall St	Ground	1,133	£12,000	Expires 01/09/26	Abbey Insurance	Tenant Break Option 01/09/21	C53
11B Townhall St	Ground		£10,000	TBC	Granny Annies		C53
32A Paget Lane	1st	635	£4,800	Overholding	Private Tenant		D57
32B Paget Lane	1st	693	£4,800	Overholding	Private Tenant		D66
32C Paget Lane	1st	336	£3,600	Overholding	Private Tenant		D63
32D Paget Lane	1st	297	-	Vacant			
32E Paget Lane	2nd	-	£4,800	Vacant			D61
Portfolio 3							
30 Paget Lane	Ground	694	£10,000	Vacant	-	-	
30 Paget Lane	1st & 2nd	594	-	Vacant	-	-	
TOTAL			£73,500				

Rates

We have been advised by the Land and Property Services of the following rating information:-

Property	Net Annual Value (NAV) * Capital Value **	Description
9 Townhall Street	£16,700 * (NAV)	Shop, stores
11 Townhall Street	£19,100 * (NAV)	Office
11B Townhall Street	To be assessed	
30 Paget Lane (GF)	£6,800 * (NAV)	Café
30A Paget Lane	£35,000 (CV)	Flat
30B Paget Lane (1st Floor)	£20,000 (CV)	Flat
30C Paget Lane (2nd Floor)	£35,000 ** (CV)	Flat
32A Paget Lane	£55,000 ** (CV)	Flat (1st)
32B Paget Lane	£60,000 ** (CV)	Flat (1st)
32C Paget Lane	£45,000 ** (CV)	Flat (1st)
32D Paget Lane	£20,000 ** (CV)	Bed Sitting Room (1st)
32E Paget Lane	£55,000 ** (CV)	Flat (2nd)

* The current non-domestic rate in the pound for 2019/2020 is £0.558331

** The current domestic rate in the pound for 2019/2020 is £0.008142

Interested parties are advised to carry out their own assessment.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

Title

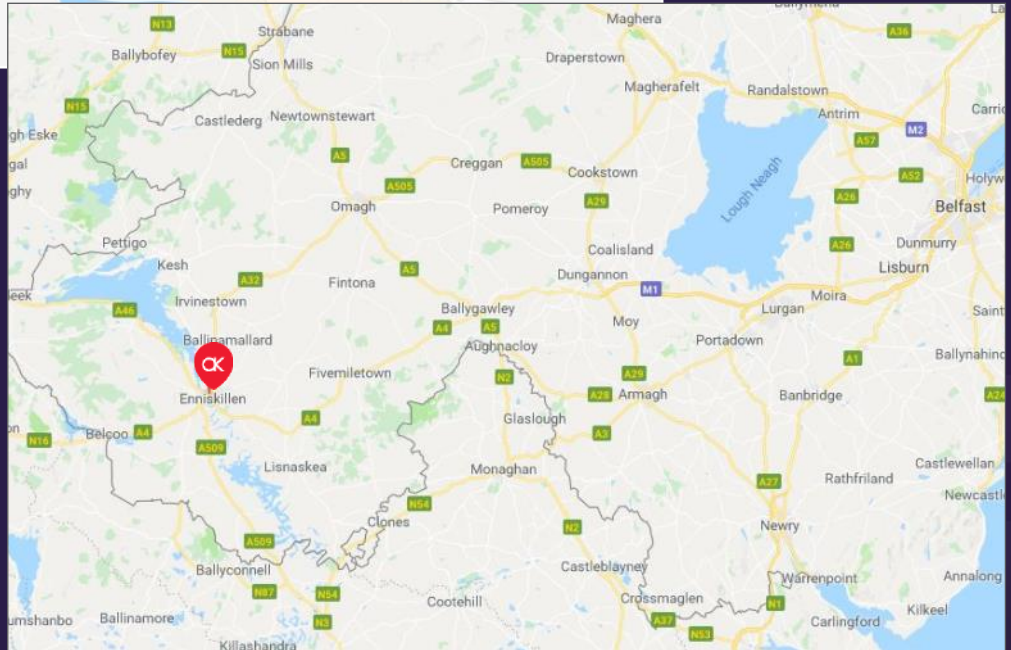
Freehold.

Proposal

We are instructed to seek offers in excess of £800,000 exclusive for the entire portfolio. Alternatively the client may consider disposing of the investment in separate portfolios:-

Portfolio 1	£250,000
Portfolio 2	£400,000
Portfolio 3	£150,000

Location Maps



FOR INDICATIVE PURPOSES ONLY

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MISREPRESENTATION ACT 1967

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