



J G FLEMING LLP

Chartered Surveyors | Property Consultants | Estate Agents

TO LET

MODERN OFFICES/ TREATMENT ROOMS

**76B & 76C MARKET STREET,
OMAGH
CO. TYRONE BT79 0AA**

JGF REF: CL0320



Specification includes:

- Disabled compliant property.
- 2 large and 1 small office.
- 2 private car parking spaces available.
- Geothermal central heating.

**Floor space: circa 85 sq m 916 sq ft (Approx. Net Internal Area)
Can be divided**

Room 9 First Floor JB Anderson House | 41B Market St | Omagh | BT78 1EE |

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JG Fleming LLP is a limited liability partnership registered in Northern Ireland with registered number NILLP162.
The registered office of JG Fleming LLP is 10B Foundry Lane Omagh BT78 1ED.



Description

The subject comprises a lower ground and upper ground floor premises to the rear of 76 Market Street Omagh. The unit comprises fully fitted and disabled compliant offices with fitted kitchen, disabled toilet, suspended ceiling and recess lighting. There are available 2 car parking spaces adjacent to the building.

Location

The property is situated off Market Street in the area of Omagh known as Campsie.

Omagh is the county town of Co. Tyrone in Northern Ireland. Omagh has a population of over 22,000 people, making it one of the largest towns in the west of Northern Ireland.

Accommodation & Areas

Ground Floor: Circa 42.59 sq m 458 sq ft (NIA)

Accommodation: Two offices and a communal WC.

First Floor: Circa 42.59 sq m 458 sq ft (NIA)

Accommodation: Two offices and a communal WC.

Measurements are based on Net Internal Areas. Measurements are quoted for general guidance and should not be relied upon when making business decisions without the prospective purchaser carrying out a more detailed survey.

Rating

The NAV of the property is £6,100 . Non-domestic Poundage Rate for 2020/2021 is 0.497231p per £. Small Business Rate Relief may apply giving a 20% discount. This would provide a rating liability of £2426.49 per annum (approximately £41.60 per week in addition to the rent).

Terms

Lease terms are flexible.

Asking Rent

Price on Application.

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CHARTERED SURVEYORS & ESTATE AGENTS

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