

2 John Street, Omagh, BT78 1DW

Modern Commercial Premises

To Let



- Modern commercial premises extending to approximately 3,000 sq ft.
- Conveniently located on John Street in Omagh Town centre, opposite the Court House.
- Suitable for a number of uses, subject to planning.
- Presented in good condition throughout.

Belfast Office - Clarence House, 4-10 May Street, Belfast, BT1 4NJ

Dublin Office - Grafton Buildings, 34 Grafton Street, Dublin 2

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Location

Omagh is located approximately 34 miles south of Derry / Londonderry and approximately 68 miles to the west of Greater Belfast. The town acts as regional service centre for County Tyrone, housing a considerable volume of administrative offices, a generous provision of retail services and a wide range of academic facilities. The subject unit is located on John Street in the centre of Omagh Town Centre opposite the Court House. Surrounding occupiers include First Trust Bank and Royal Mail.

Description

The subject building is arranged over basement, ground and two upper floors and extends to approximately 3,000 sq ft. Internally the building is arranged to provide office accommodation together with WC facilities. It is presented to a modern finish to include wooden flooring, strip recessed lighting and oil fired central heating. The property is suitable for a variety of uses, subject to planning. The subject benefits from planning permission for change of use from offices to restaurant with three storey side extension, plus extension and alterations to existing offices (planning ref: K/2012/0649/F).

Accommodation

Floor area	Sq ft	Sq m
Total	3,000	278.7

Lease details

Term – By negotiation.

Rent – By negotiation.

Repairs – Full repairing and insuring terms.

Business Rates

We have been advised by Land and property Service of the following:

NAV: £13,300

Rate in the 16/17: £0.5252

Rates Payable: £6,985

Value Added Tax

HMRC are currently in the process of confirming the VAT status. For further details please contact the letting agent.

