

14 Ballylurgan Road, Fivemiletown, BT75 0RX

Chill Warehouse Premises

To Let



- Chill warehouse premises extending to approximately 8,289 sq ft (770.03 sq m).
- Eaves height of 5.14m.
- 1 no. roller shutter door with external canopy.
- Chill store operates at 8 degrees, with a range of 4 to 10 degrees.
- Excellent marshalling and loading areas.

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

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

Stuart Draffin

Lambert Smith Hampton

Telephone: **028 9026 9215**

Mobile: **07739 882441**

Email Address: **sdraffin@lsh.ie**

Ian Harbinson

Lambert Smith Hampton

Telephone: **028 9026 9257**

Mobile: **07876 454232**

Email Address: **iharbinson@lsh.ie**

**Lambert
Smith
Hampton**

028 9032 7954
www.lsh.ie

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Location

Fivemiletown is located in Co. Tyrone surrounded by a number of large provincial towns including Omagh, approximately 20 miles to the north, Enniskillen approximately 12 miles to the south west and Armagh approximately 34 miles to the South East.

Belfast Port is approximately 70 miles to the east and Dublin Port 104 miles to the south east.

The subject property is located on Main Street, Fivemiletown within the curtilage of Fivemiletown Creamery.

Description

The subject property comprises a chill warehouse previously used for storing cheese at 8 degrees. The building was constructed in the 1980s and is of cavity wall construction with vinyl box profile roofing with internal suspended ceiling. The floor is of concrete construction and provides the opportunity for production use with drains on either side. The warehouse comes with racking already in situ and can be adapted to accommodate varying pallet sizes. Internally there is a small self-contained chill fridge box which runs from 1 to 10 degrees, fluorescent strip lighting, security alarm, 3 phase power supply and a compressor unit of 22 kW with four self-defrosting, double fan, high level evaporator units.

Accommodation

Floor area	Sq ft	Sq m
Chill Warehouse	8,289	770.3
Total	8,289	770.03



Lease details

Lease term - By negotiation.

Rent- Rent on application.

Rent Review - 5 yearly

Buildings Insurance - The tenant will reimburse the landlord with a fair proportion of the insurance premium.

Business Rates

We are advised by Land and Property Services of the following rating information:

Net Annual Value - £12,666.50

Rate in the 2016/2017 - £0.5252

Rates Payable - £6,652.45

Value Added Tax

We are advised that the subject property is VAT registered, therefore VAT will be charged in addition to the prices quoted.

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