

Former Shannagh Care Home, The Commons, Belleek, Co Fermanagh BT93 9AP

Excellent business opportunity in Belleek

To Let



- Former twenty four bedroom nursing home.
- Excellent business opportunity for nursing home operator, leisure or hospitality operator.
- Within walking distance of Belleek village, which is famous for Belleek Pottery.
- Situated on a site extending to approx. 1.29 acres.
- Suitable for a variety of uses, subject to planning.

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

The property is situated in close proximity to the picturesque village of Belleek, which provides a range of local shops, restaurants and other amenities. Belleek is an area well renowned for its fine china, which is produced in Belleek Pottery. The majority of properties in the immediate area are residential use. Well known attractions nearby include Marble Arch Caves and the Lough Erne 5 star resort in Enniskillen. The nearby Lough Erne provides access to the Shannon Waterways and many watersport enthusiasts take up the opportunity to avail of the beautiful waterways every year.

Belleek is situated approximately 5.5 miles from Ballyshannon, 25 miles from Enniskillen and 19 miles from Donegal.

Lease details

Rent - Negotiable.

Term - Negotiable.

Repairs – The tenant shall be responsible for external and internal repairs.

Insurance – The tenant will be responsible to reimburse the Landlord with a fair proportion of the insurance premium.

Accommodation

Floor area	Sq ft	Sq m
Ground	6,680	618.87
First	6,680	618.87
Total	13,360	1,237.74

Description

The property comprises of a substantial two storey purpose built nursing home arranged over ground and first floors. Internally the property is arranged to provide 18 single rooms and 6 shared rooms, along with a reception area, dining facilities, kitchen, staff facilities, treatment rooms, general offices, stores and WC facilities throughout. The property is presented in good condition. Externally the property benefits from ample car parking to the rear and side of the building.

The property is likely to appeal to nursing home operators or those in the leisure/hospitality business. As the property is presented in good condition and located close to a number of tourist attractions this provides an excellent opportunity for any keen individual or company.

Value Added Tax

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

Business Rates

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

NAV:- £28,000

Rate in £16/17:- £0.525200

Rates Payable:- £14,705.60