

TO LET

Unit 8 Showgrounds Shopping Park, Omagh



Prime Retail Unit

Property Highlights

- Prime position in this major shopping park flanked by River Island and Sports Direct
- Other tenants include M&S, Next, Laura Ashley, New Look, Tempest, Argos, Peacocks, Café Nero and Greggs.
- Close walking distance of the town centre
- 368 free car parking spaces

For more information, please contact:

Michael Pierce
028 9023 3455
michael.pierce@cushwake-ni.com

Thomas Loughlin
028 9023 3455
thomas.loughlin@cushwake-ni.com

cushmanwakefield-ni.com

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Location

Omagh is one of the strongest provincial retailing locations within Northern Ireland. It is the major administration centre for County Tyrone, with a catchment population of approx. 100,000 people.

Showgrounds Shopping Park provides the towns main shopping facilities and occupies an edge of town centre pivotal location. Occupiers include M&S, Next, River Island, Sports Direct, Laura Ashley, New Look, Tempest, Argos and Peacocks. Work is underway for the first standalone Greggs unit in the province opposite M&S.

The scheme is within walking distance of the town centre and has the benefit of 368 free car parking spaces.

The subject unit occupies a prime position flanked by River Island and Sports Direct.

Accommodation

The unit is arranged on ground floor and mezzanine level providing the following areas:

Description	Sq Ft	Sq M
Ground Floor:	3,995	371.14
Mezzanine:	1,580	146.79

Lease Details

Term:	10 years
Rent:	£95,000 per annum.
Service Charge:	£4,398 per annum.
Insurance:	£378 per annum

Rates

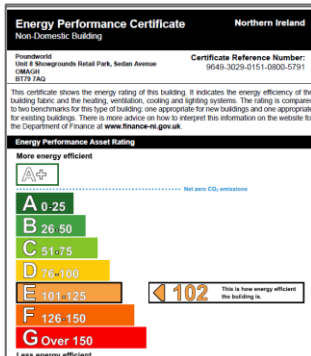
We are advised by LPS that the NAV of the property is £86,300 giving annual rates payable of £47,244 (2018/19).

Availability

By arrangement.

VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.



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