

FOR SALE BY PRIVATE TREATY

**3 STOREY MID TERRACE BUILDING SITUATED JUST
OFF ENNISKILLEN'S MAIN THOROUGHFARE**



7 MARKET STREET, ENNISKILLEN

- Single Glazed Sliding Sash Windows
- Oil Fired Central Heating
- Requires some Modernisation / Updating
- Would be suitable for a variety of uses (subject to statutory approvals)
- Excellent Location just off the main thoroughfare
- Great Potential
- Comprises 3 Offices, sep W.C & Kitchen

PRICE ON REQUEST

VIEWING STRICTLY BY APPOINTMENT WITH THE AGENT

No.7 Market Street Enniskillen comprises a conveniently located 3 storey mid terrace Building comprising of 3 offices a kitchen & Sep W.C. Situated just off Enniskillen's Busy main thoroughfare and adjacent to the Butter market and Public car park this property would make ideal business premises. The property may require some routine modernisation & updating but offers an excellent opportunity as an investment property or may even be suitable for a number of other use's subject to statutory approvals.

****Viewing Comes Highly Recommended by the Agent****

GROUND FLOOR

Entrance Porch: 5'6" x 3'9".
Office: 15'11" x 7'2"
Separate W.C: 6'5" x 4'9". WC & WHB. Leads to very compact enclosed yard area comprising Oil Tank

FIRST FLOOR

Office: 12'1" x 10'0". Provision for Open Fire Place
Kitchen: 7'5" x 5'9". Range of High & Low Level Units, Built in Oven & Hobb.



SECOND FLOOR

Office: 6'8" x 7'0 Plus 9'1" x 12'1"



SERVICES Mains Water, Electricity and Drainage

N.B THE SERVICES, HEATING SYSTEMS OR APPLIANCES HAVE NOT BEEN TESTED AND NO WARRANTY CAN BE GIVEN OR IMPLIED AS TO THEIR WORKING ORDER

Mortgage advice available through our in-house Financial Adviser.

SEE OUR PROPERTIES ON LINE AT:

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