

SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

28 EAST BRIDGE STREET, ENNISKILLEN,
CO. FERMANAGH, BT74 7BT

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FOR SALE

Substantial Mid Terraced Commercial/Office Premises, Fronted By A Busy Thoroughfare Which Is Suitable For A Number Of Uses.



9 BELMORE STREET, ENNISKILLEN

- Substantial Premises Spread Over Three Levels & A Large Basement
- Excellent Street Frontage;
- Suitable For Various Uses, Subject to Planning Permission;
- Convenient To Public Car Parking

Price On Request

VIEWING: BY APPOINTMENT WITH THE AGENT

This Property Is Ideally Located In The Heart Of Enniskillen And County Fermanagh's Main Commercial Core, With Frontage To The Ever Busy Thoroughfare Belmore Street. This Large Three Storey Property Offer's A Substantial, Provides Excellent Flexibility For Space Spread Over Three Separate Storeys With Front And Rear Access, Which Is Convenient To On Street And Public Car Parking, A Superb Opportunity To Obtain A Very Sizeable Commercial/Office Premises Within The Heart Of Enniskillen's Thriving Town Centre.

Ground Floor Accommodation Details:

Entrance Hall: 3'11'' x 11'. Closed Off By External Door And Internal Door To Ground Floor Reception Room.

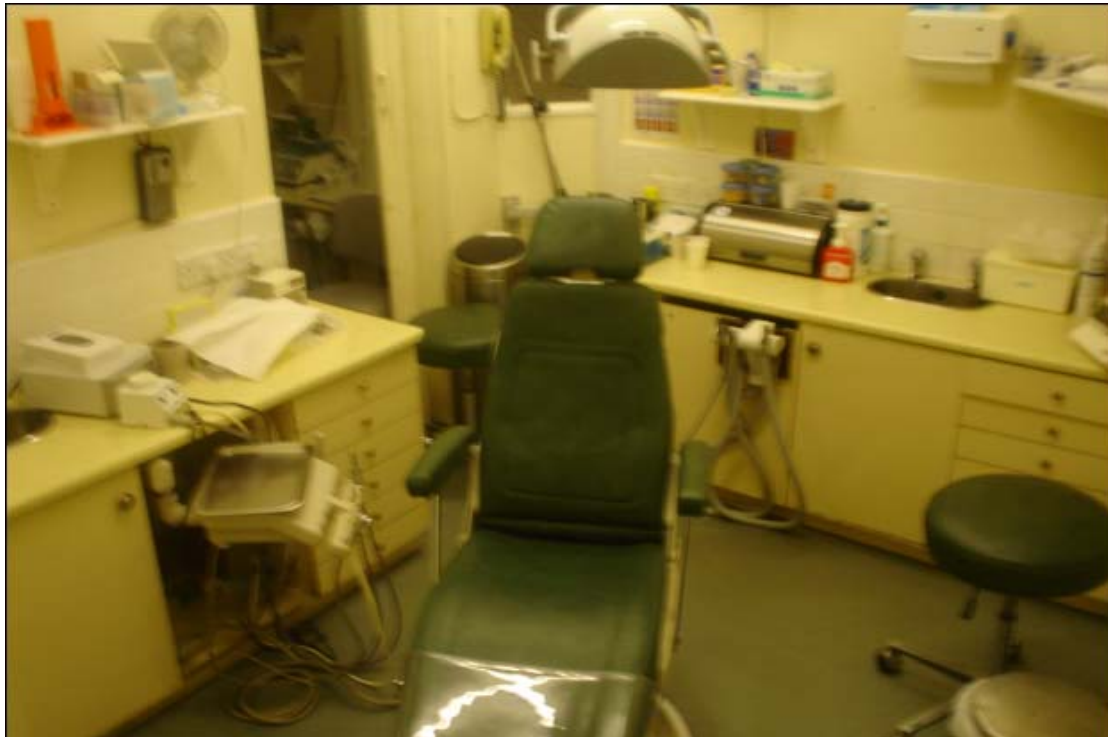
Reception Room 1: 19'5'' x 12'6''. Ground floor reception room.



Inner Hallway: 5'10'' x 12'6''.

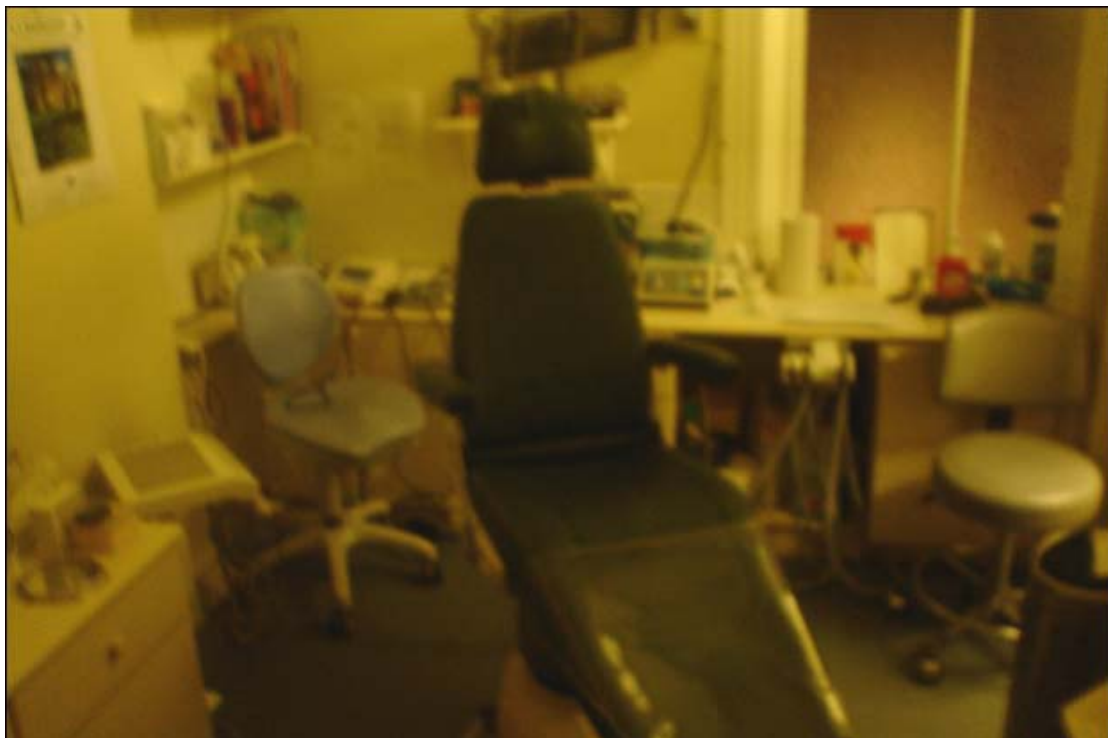
Surgery Room 1:

12' x 8'5''. First Surgery On Ground Floor.



Surgery Room 2:

12' x 7'9''. Second Surgery On Ground Floor
portioned off from surgery one.



Kitchen:



8'10'' x 10'6''. The Kitchen Is Fitted With A Range of High & Low Level Units. Fridge Freezer/Oven, Hob with Extractor Fan And Double Sink.

First Floor Accommodation Details:

Toilet:

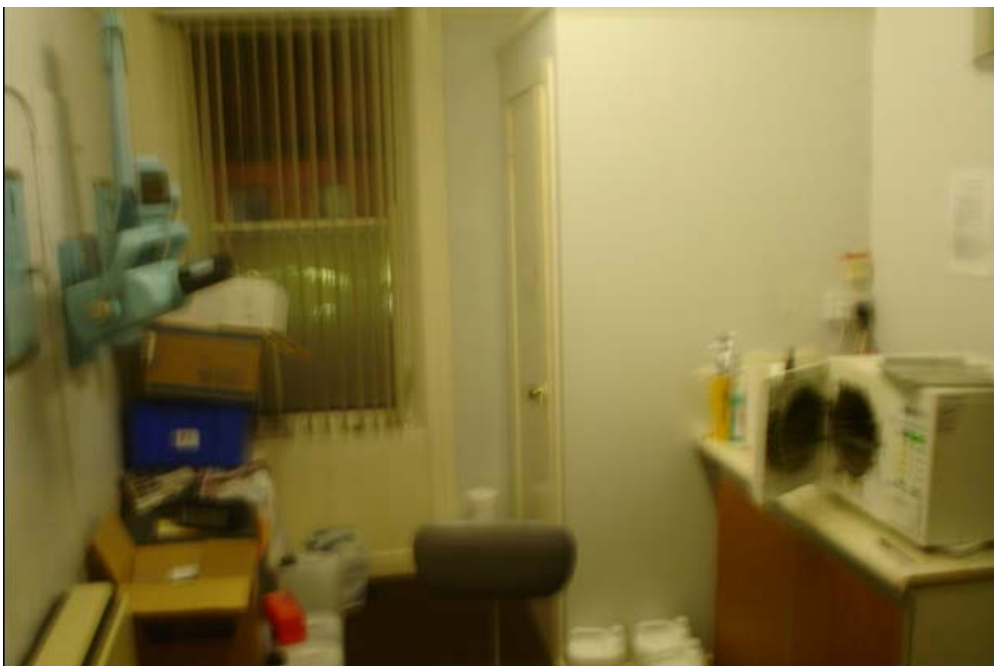


9' x 8'11''. Toilet: Comprising A White Close Coupled WC, Pedestal Wash Hand Basin & Vanity Unit.



X-Ray Room:

12'6'' x 8'1''.



Reception Room 2: 10'11" x 12'6". First Floor Reception Room.



Surgery Room 3: 12' x 8'5". Third Surgery On First Floor.



Basement Accommodation Details:

Basement Store 1: 16'1'' x 11'3''.

Basement Store 2: 12'1'' x 11'3''.

Basement Store 3: 8'7'' x 12'1''.

Second Floor Accommodation Details:

Second Floor Landing: 10'2'' x 5'10''.

Second Floor Store 1: 5'9'' x 16'8''.

Second Floor Store 2: 13'4'' x 11'9''.

Outside:

- Old Stable Building With Loft Area: 21'5'' x 11'2''
- 2 separate Entrances (Front & Back)
- Sealed Off Rear Yard
- Access to Public Car Park At The Rear Of The Property

Copy of Accounts Available to Bona Fide Parties

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

SEE OUR PROPERTIES ON LINE AT:

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Seamus Cox & Co for themselves and for the Vendors of this property whose agents they are giving notice that (i) the particulars are set out as a general outline only for the guidance of the intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given, without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Seamus Cox & Co has any authority to make or give any representation or warranty whatever in relation to this property.