

**FOR SALE**

**4 Manse Road, Drumquin, Omagh BT78 4SD**

RETAIL PROPERTY OF c. 1,106 sqft WITH POTENTIAL FOR ALTERNATIVE USES (STPP)

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## FEATURES

Located on busy road in Drumquin Village

Open plan retail unit of circa 471 sqft with rear storage of c. 635 sqft

Parking to front and parking / delivery yard to rear

Self contained office, store and W.C to rear

9 minute drive from Omagh

Electric vehicle charger on site

## LOCATION

The subject property is located within Drumquin, a pleasant rural village located circa 9 miles from Omagh, 9 miles from Castleterg and 31 miles from Derry/Londonderry.

The property is situated adjacent to Drumquin Community Centre and across the road from a public carpark and playpark.

## DESCRIPTION

The subject property is located on the Manse Road, one of the main roads into and out of the village. The unit benefits from a prominent roadside frontage with parking to the front. There is a small public carpark across the road from the property which could be used for customer parking. Externally the property benefits vehicular access to the side of the building which leads to a small rear yard allowing for deliveries and parking.

Internally, the building is open plan with tiled floors, painted walls, suspended ceilings and recessed fluorescent lighting. The shop benefits from roller shutters to the front door and windows, the existing retail shelving and till counter. An electric car charger has been installed on the rear external wall of the property. Behind the property is the office, two stores and W.C.



## ACCOMMODATION

The property is set on a site of c. 0.1 ac.

From our measurements taken on site, we have calculated the area to be as below;

Room	Sqm	Sqft
Retail unit	43.73	471
External Store	59.03	635
<b>TOTAL</b>	<b>102.76 sqm</b>	<b>1106 sqft</b>

## RATES PAYABLE

Net Annual Value:	£7,100
Rates Pounding 2025/26:	£0.564209
Rates Payable:	£4,000

Under Small Business Rate Relief, the property may benefit from a Rate Relief of 20%.





## LOCATION



## SALE PRICE

Offers around £97,500.

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT. Further information is available at [www.lisney.com](http://www.lisney.com)

## STAMP DUTY

Stamp duty will be the liability of the purchaser.

## EPC

The Energy Performance Certificate has a rating of D85. The full certificate is available upon request.

SCORE	ENERGY RATING	RATING
<0	A+ <i>Net zero CO<sub>2</sub> emissions</i>	
0-25	A	
26-50	B	
51-75	C	
76-100	D	85 D
101-125	E	
126-150	F	
>150	G	

## CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF 24546

# Lisney

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### For further information:

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Viewing strictly by appointment with the sole selling agent Lisney

### Lisney Commercial Real Estate

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