For Sale

Prominent Commercial Property
186 Main Street, Lisnaskea, BT92 0JF

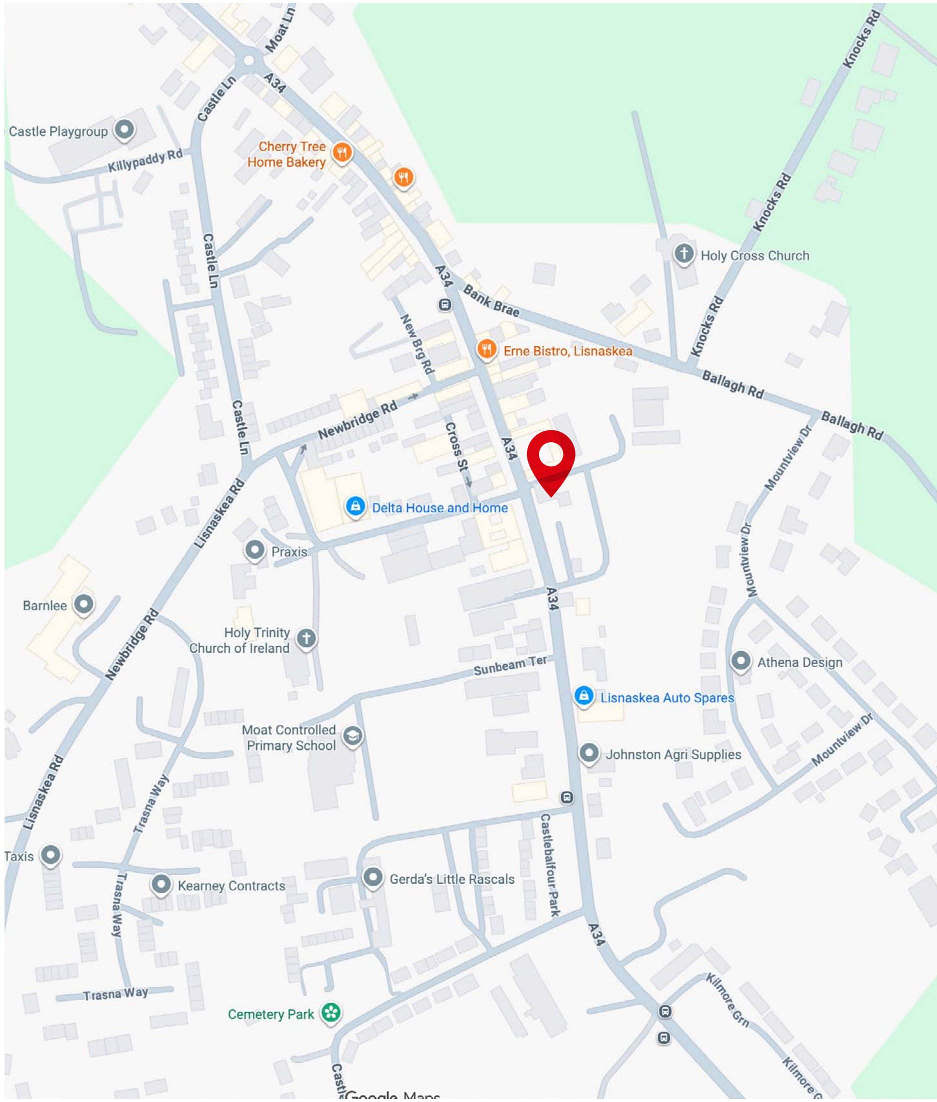
Property Highlights

- Substantial Grade B Listed former bank premises arranged over ground, first and second floors with an enclosed yard to the rear and dedicated off street car parking to the side.
- Extending to approximately 4,359 Sq Ft (405.05 Sq M) on a site of c.0.16 acres (0.065 ha).
- Suitable for a variety of uses, subject to any necessary statutory consents.

Location

Lisnaskea is the second largest settlement in Co. Fermanagh within the Fermanagh and Omagh District Council area with a population of circa 3,000 people (2021 Census) and a large catchment from the rural hinterland, located approximately 75 miles south west of Belfast and 12 miles south east of Enniskillen. The town is situated close to the shores of Upper Lough Erne and is strategically positioned approximately 3 miles off the A4 Belfast Road.

The subject property occupies a highly prominent corner site in the town centre on Main Street benefitting from high volumes of pedestrian and vehicular traffic with free public off street car parking situated immediately adjacent and to the rear. Notable occupiers in the town include Liam Connolly Roadfreight, Lidl, Monaghan Brothers, Eurospar, Delta House & Home / Euronics and S.D. Kells.



Description

Grade B Listed (HB Ref No: HB12/03/027) standalone former bank premises of a traditional construction.

Three storey building set behind railings with single storey and three storey extensions to the side and rear beneath pitched and flat roofs.

Ornate stone façade containing double glazed timber framed sliding sash windows and a timber entrance door. The side and rear elevations of the property have stone and rendered finishes.

Private off street concrete surfaced car park to the side of the property. Enclosed concrete surfaced yard to the rear housing an oil tank and steps providing access to a public car park.

The ground floor, which has DDA compliant access, provides a banking hall, open plan office accommodation together with several private offices and stores. There are two vaults to the rear of the ground floor and a boiler room which is accessed externally.

The first and second floors, which are accessed by a staircase positioned to the rear of the property, comprise office and storage accommodation with kitchen and WC facilities.

Internal fitout includes:

- Plastered/painted and papered walls.
- Plastered/painted and suspended ceilings.
- Range of recessed and surface mounted ceiling and wall lighting.
- Carpet, vinyl and tile floor coverings.
- Part perimeter trunking and floor boxes.
- Air conditioning and oil fired heating via wall mounted radiators.

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Accommodation

The property provides the following approximate net internal area:

Description	Sq Ft	Sq M
Ground Floor	2,416	224.50
First Floor	688	63.95
Second Floor	1,255	116.60
Total	**4,359**	**405.05**

The property occupies a site area of approximately 0.16 acres (0.065 ha).

Title

We understand that the property is held part Freehold and part Long Leasehold, subject to a nominal ground rent.

Non Domestic Rates

We have been advised by Land & Property Services that the Net Annual Value for the property is £18,000 resulting in rates payable for 2025/26 of approximately £10,156 (excluding any reliefs that may be applicable).

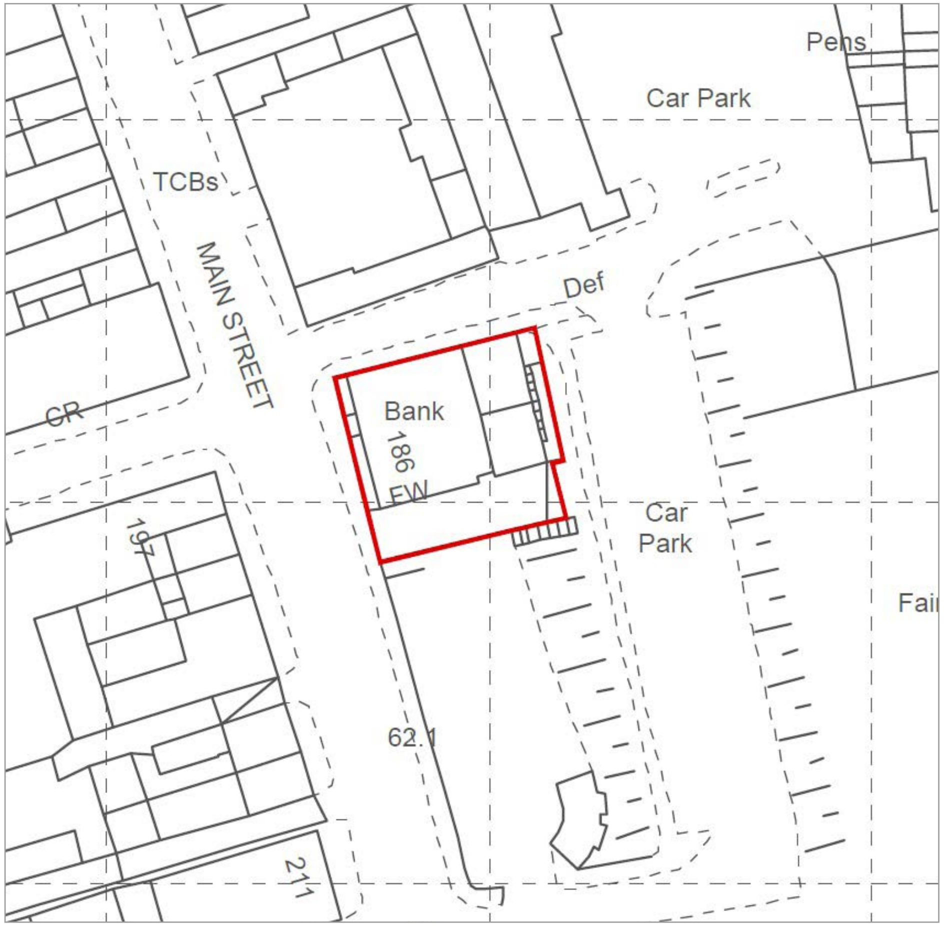
All prospective purchasers should make their own enquiries with LPS.

Price

Offers in excess of £175,000 exclusive, subject to contract.

VAT

We are advised that the property is not elected for VAT.



Map of Property

Not To Scale. For indicative purposes only.

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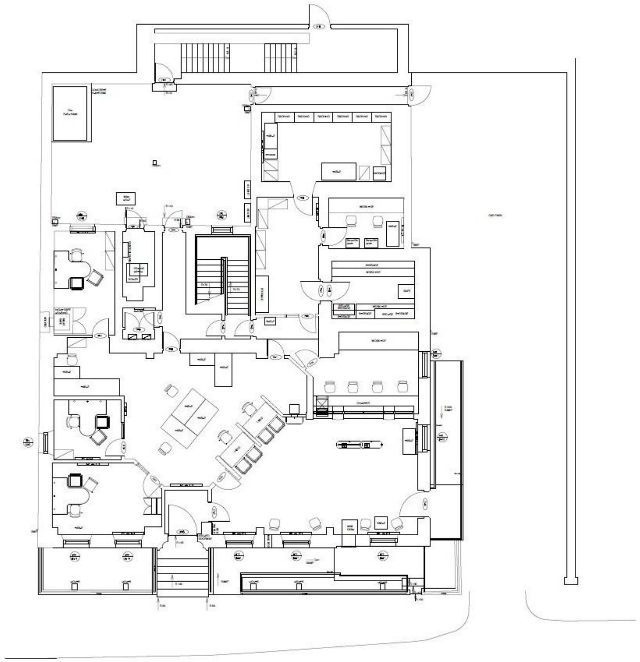
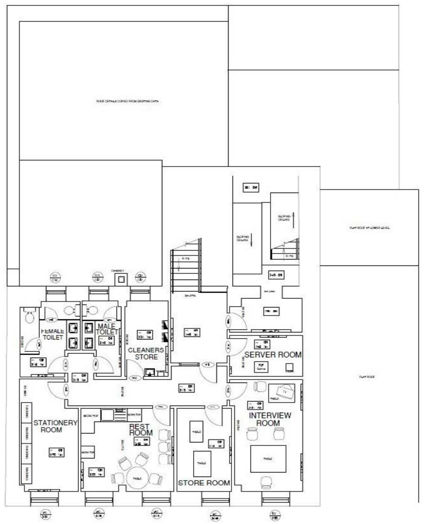
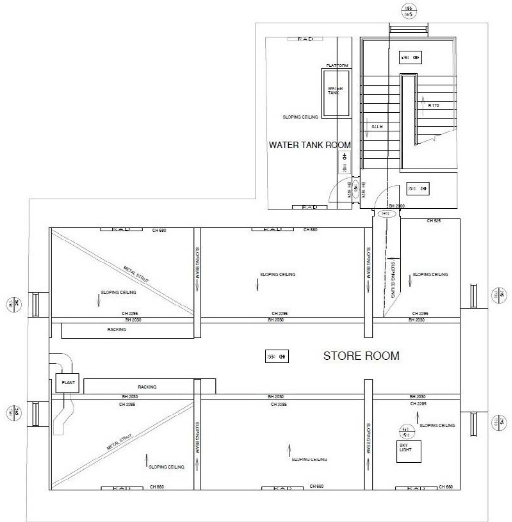


Ground Floor Layout



First Floor Layout

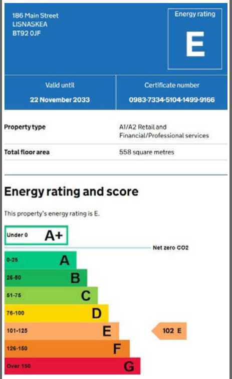


Second Floor Layout

Floor Plans

Not To Scale. For indicative purposes only.

EPC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LISNASKEA
BT92 0JF

Energy rating
E

Valid until	Certificate number
22 November 2033	0983-7334-5104-1499-9166

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	558 square metres

Energy rating and score

This property's energy rating is E.

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