



**Anderson House
41A Market Street
Omagh, BT78 1EE**

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TO LET

Café/Restaurant Opportunity (Suitable for other uses)

1,504 Sq Ft

FLEXIBLE

lease terms

PRIME

town centre location

FULLY FITTED

café/restaurant

Features

- Pitched right in Omagh town centre
- Prime corner position with high visibility
- Existing café fit out already installed
- Passenger lift access to 1st floor
- Fitted kitchen with equipment, extraction system and a further prep kitchen
- Minimal upfront investment required
- Alternative uses welcome, subject to planning.

Overview

Prominently positioned within Anderson House, this first-floor café with lift access benefits from an existing fit-out including seating areas, service counter, kitchen and prep kitchen facilities. Requiring minimal upfront investment, the property occupies a substantial corner position overlooking one of the town's busiest junctions, benefiting from excellent visibility and high levels of passing pedestrian and vehicular traffic. Suitable for café, hospitality or alternative commercial uses, subject to planning.

Request a viewing
028 8244 8000

Details	To Let
Seating Area	1,030 Sq Ft
Kitchen	220 Sq Ft
Prep Kitchen	254 Sq Ft
Lease Term	Negotiable
Rent	£10,000 pa
Service Charge	To be confirmed
Rates Payable	£4,511.20 (Inc SBRR)
Insurance	To be confirmed
VAT Payable	Yes





For more information
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