

FOR SALE



DEVELOPMENT SITE WITH PLANNING PERMISSON

33 – 35 Mountjoy Road, Omagh

- Former police station situated on a site of approx. 2.13 acres (0.86ha)
- Close to Omagh Town Centre and Showground Retail Park.
- Excellent road to links to Belfast and Londonderry.

028 9044 1000



WHELAN

LOCATION

Omagh is the county town and regional centre of County Tyrone, with urban population of 21,297 and a district population of 51,356. Excellent road infrastructure provides access to Belfast via the M1 and Londonderry via the A5.

The site is approximately half a mile north of Omagh town centre, across the river Strule on the B48 Mountjoy Road.

DESCRIPTION

The subject comprises a former police station, now vacant, on a relatively flat rectangular site. The site is vacant at present and includes the main 3 storey former police station in addition to several outbuildings. Access to the site is provided via the entrance on Woodside Avenue.

The surrounding area is a mix of residential, retail and office use. Local public sector employers Omagh District Council and the Housing Executive have offices nearby. Showground Retail Park is located close by as is The Lisanally Shared Education Campus and Omagh Leisure Complex.

ACCOMODATION

Existing accommodation extends to approximately 14,400 sq ft over ground, first, second and third floors. The building is rectangular in shape with the main lift and stairwells at its northern end.

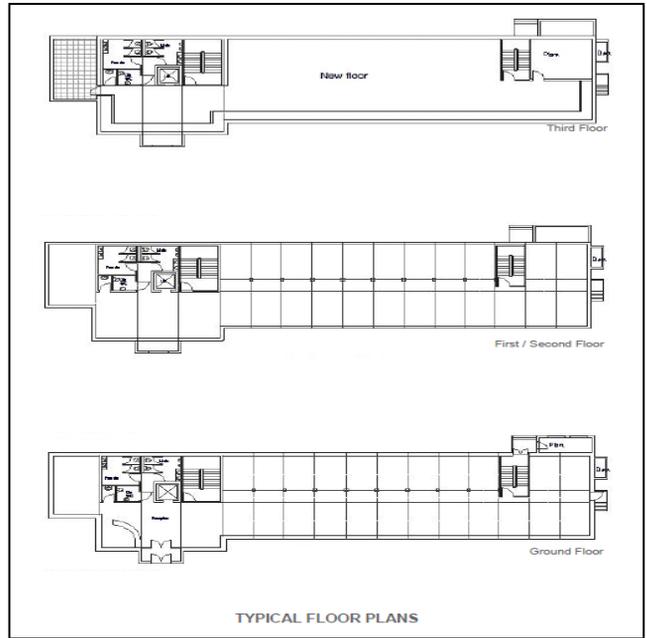


Artists impression of completed office development

PLANNING

Planning permission to redevelop and refurbish the building to a high standard was granted in October 2012 (ref K/2010/0706/F) allowing for a change of use of the existing building to offices and included the erection of a fourth storey to extend the scheme to a total of approximately 18,500 sq ft.

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TITLE

Freehold

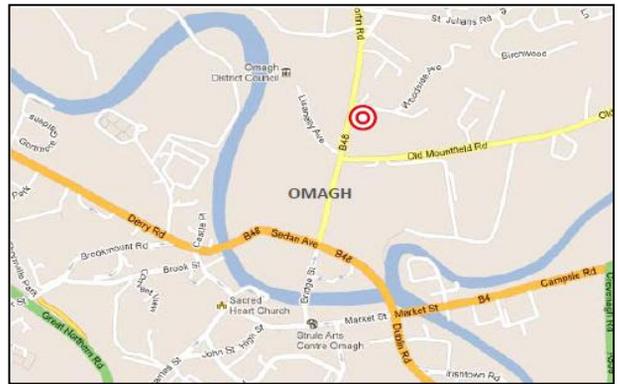
PRICE

£ 950,000

VAT

All prices, charges and rentals are quoted exclusive of VAT, which may be applicable.

LOCATION MAP



VIEWINGS

by appointment through :-

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