



MELLON
PROPERTIES

For Sale Boaz House

Offers of £1,000,000

Offers of £1,000,000 excl. VAT

Let to the Department of Finance

Annual rent of £130,000

Net Initial Yield 12.33%
(assuming purchaser's costs of 5.45%)

Boaz House, 19 Scarffe's Entry
Omagh, BT78 1JG



Prime Investment Opportunity

Four storey office building of c.14,902 ft², with aluminum double glazed windows, air-conditioning, oil-fired central heating, and lift access.

Overview

- Boaz House occupies a superb position in Omagh town centre
- Excellent covenant, let to The Department of Finance **at a rent of £130,000** per annum
- Lease expires on 11th April 2028. Tenant break option on 11th October 2027.
- Tenant has been in occupation since the building's construction in the mid-90s
- Centrally positioned adjacent to Primark, two public car parks and two secondary schools.
- Future development potential for residential, hotel, or mixed-use purposes, subject to planning.
- Seeking offers of **£1,000,000 (One Million Pounds)**, exclusive of VAT



Location

Omagh serves as both the county town of Tyrone and a key provincial market centre in Northern Ireland. Conveniently positioned around 68 miles west of Belfast and 33 miles south of Derry~Londonderry, the town enjoys strong connectivity and regional influence.

It's well supported by a network of nearby villages including Fintona, Dromore, and Gortin. Its strategic location near the border with the Republic of Ireland – just 40 miles from Donegal Town and 36 miles from Letterkenny – further enhances its role in cross-border trade and commerce.



Strule Arts Centre

Council Offices

Main Street

Subject Property

Johnston Car Park



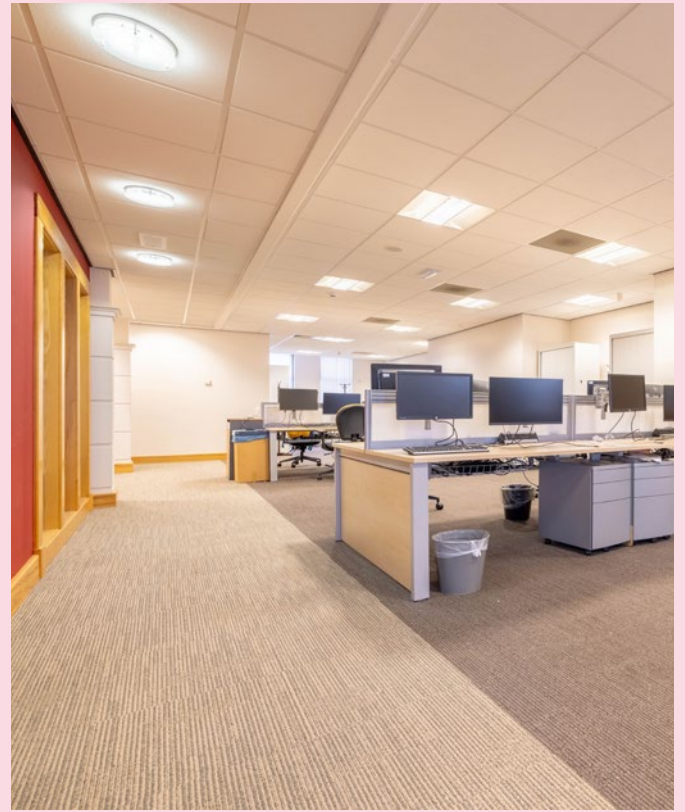
South West
College

Showground
Retail Park

Omagh Bus
Centre

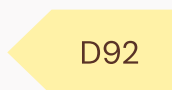
Market Street
Car Park

Primark



With its prominent central location and scale, Boaz House offers significant future redevelopment potential—whether for residential, hotel, or mixed-use purposes*.

*subject to the necessary planning consents



Ref: 5840-4484-6229-6824-7667

The property has been assessed with an EPC rating – D92. Full Energy Performance Certificate is available upon request.

Title

Assumed freehold or long leasehold subject to nominal ground rent.

VAT

The property is elected for VAT. It is envisaged the transaction will be treated as a TOGC.

Tenancy Details

Tenant: The Department of Finance

Term: 3 years from 12th April 2025

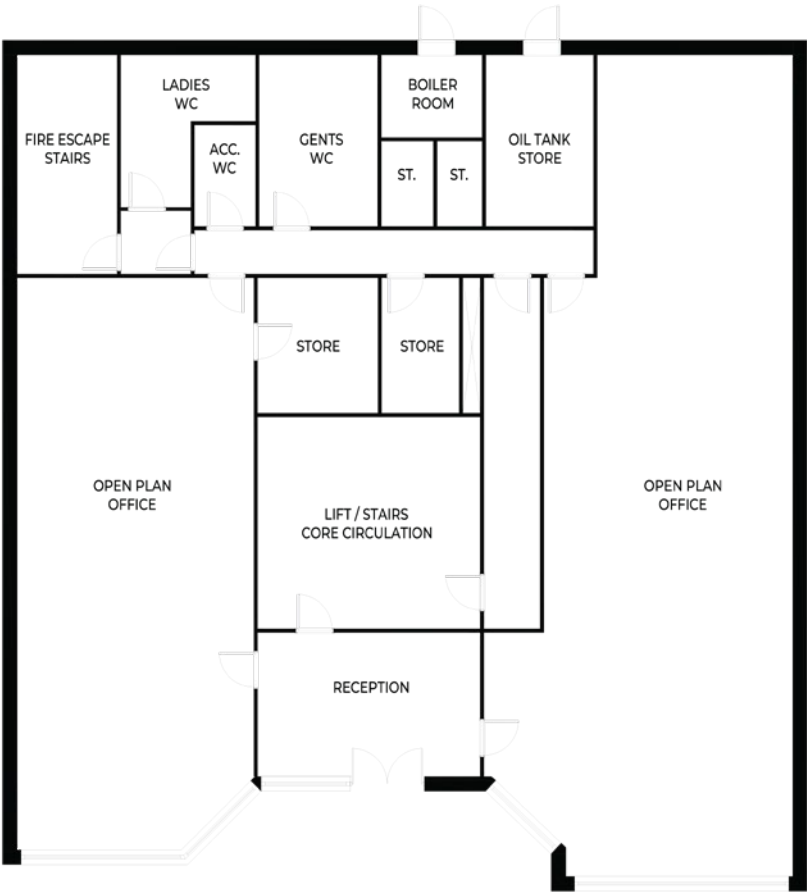
Rent: £130,000 per annum

Break Option: 11th October 2027

Lease: Interior Repairing & Insuring.

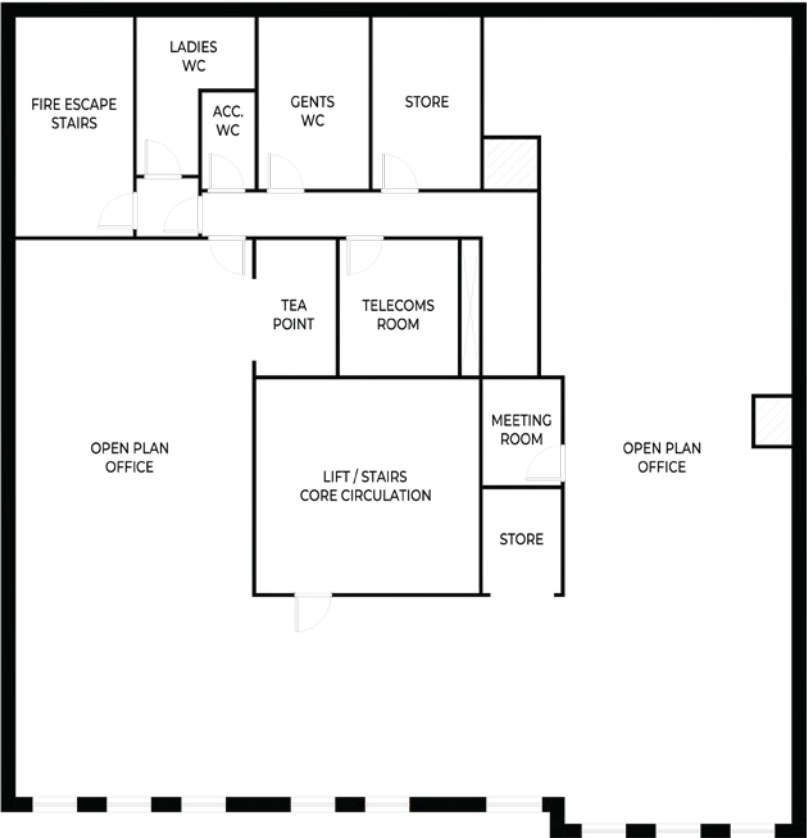
Ground Floor

Sq/Ft	Sq/M
3,846	357.30



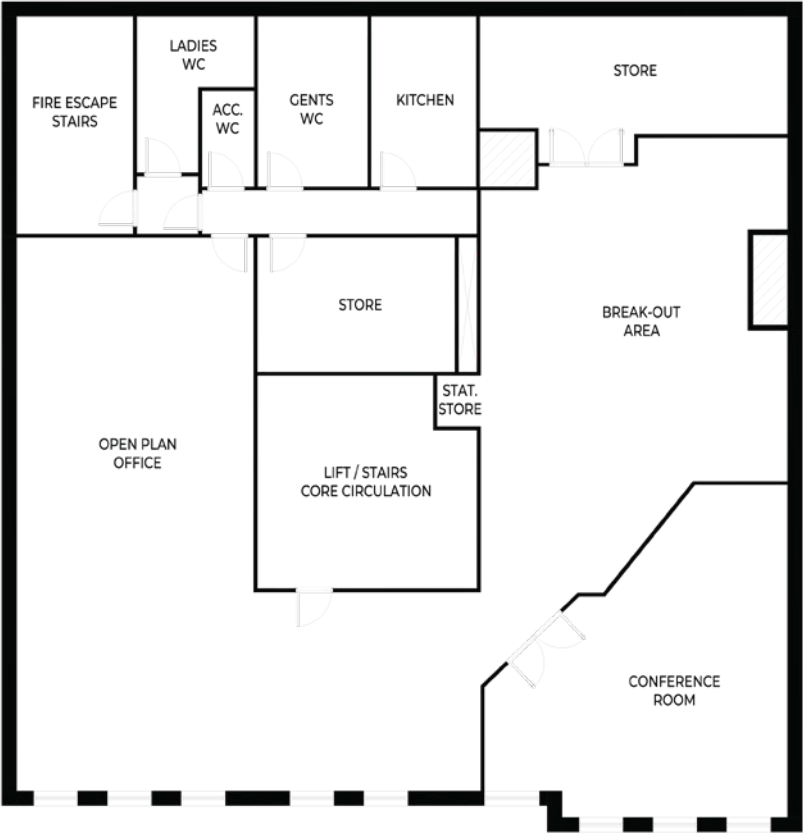
First Floor

Sq/Ft	Sq/M
3,846	357.30



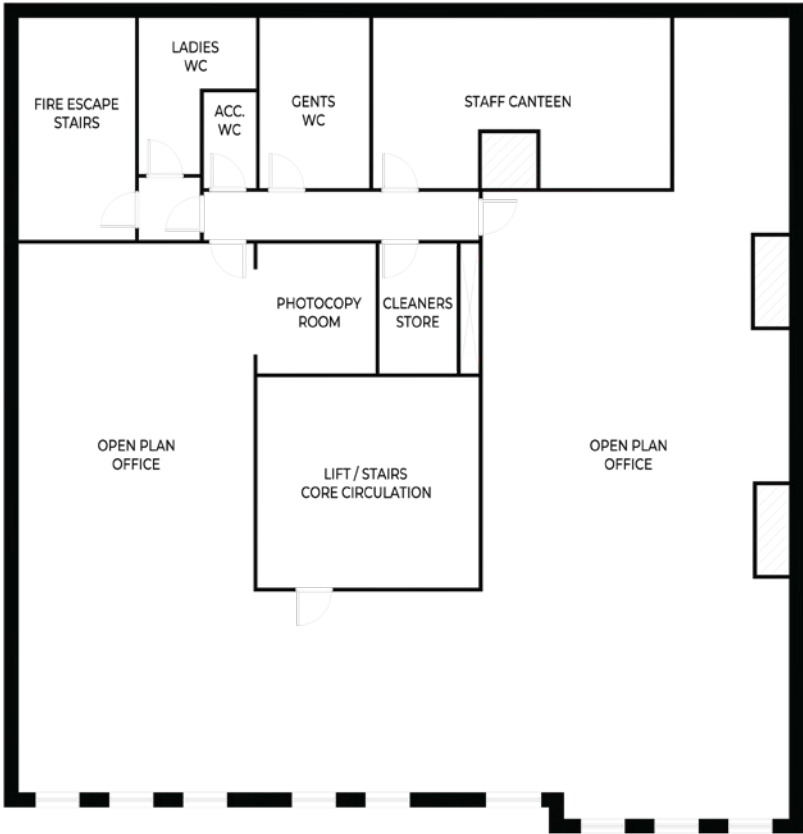
Second Floor

Sq/Ft	Sq/M
3,688	342.60



Third Floor

Sq/Ft	Sq/M
3,522	327.20





Contact

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