

**Planning
submitted
for hot
food
use**



For Identification Purposes Only

To Let

Unit 2 Castlefield's, Dungannon BT71 6DZ

Prominent Retail Unit Suitable for a Variety of Uses (STPC)



Location

Dungannon is located in East Tyrone just off the M1 Motorway, approximately 40 miles from Belfast, 30 miles from Lisburn and 15 miles from Portadown and as such enjoys excellent transport links to the province as a whole.

Dungannon has a population of approximately 16,000 persons and a large catchment population in excess of approximately 57,000 persons.

The subject unit occupies a highly prominent position within a retail parade which enjoys the benefit of onsite parking. The retail scheme is located approximately 0.4 miles from Dungannon town centre, occupying a prominent location between Thomas Street and Circular Road fronting onto the busy Thomas Street roundabout. This road forms part of the A29 road network and is the main road link between Dungannon, Cookstown and Coalisland benefiting from significant volume of passing vehicular traffic flow.

Neighbouring occupiers to the subject unit include Polonez, Social Security Agency, Bupa Dental Care and Baird Real Estate. In close vicinity occupiers include Sainsburys, McDonalds, Omniplex Cinemas, South Tyrone Hospital, South West College and a large catchment of residential dwellings.

Description

The subject unit is rectangular in shape and primarily open plan with a small area of storage space, WC provision and kitchen area at the rear.

Internally the unit benefits from LED lighting, vinyl flooring and painted walls. It is expected an incoming tenant will wish to fit-out as per their desired specification.

The unit also benefits from an electric roller shutter with alarm system and rear access to a service yard area for deliveries/bin area. Communal car parking is provided on site for the benefit of the occupiers of the scheme.

A planning application has been submitted for change of use to hot food takeaway under the application reference number LA09/2024/1525/F.

Accommodation

The property provides the following approximate net internal areas:

Description	Sq. ft	Sq. m
Ground Floor	1,685	156.54

Lease Details

Term: New 10 year lease with upward only rent review year 5

Rent: £21,500 per annum exclusive

Repairs: Equivalent to full repairing and insuring terms by way of a service charge. Service charge is estimated to be approx. £1,808 per annum exclusive subject to review.

Building Insurance: Tenant to reimburse the landlord with a fair proportion. Insurance is currently estimated to be approx. £528 per annum exclusive subject to review.

Deposit: A rental deposit will be required and is to be agreed. Further details from the letting agent.

NAV

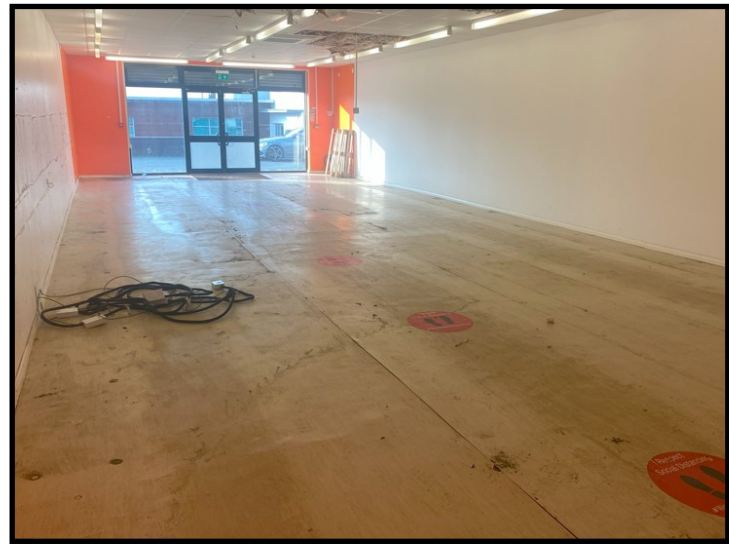
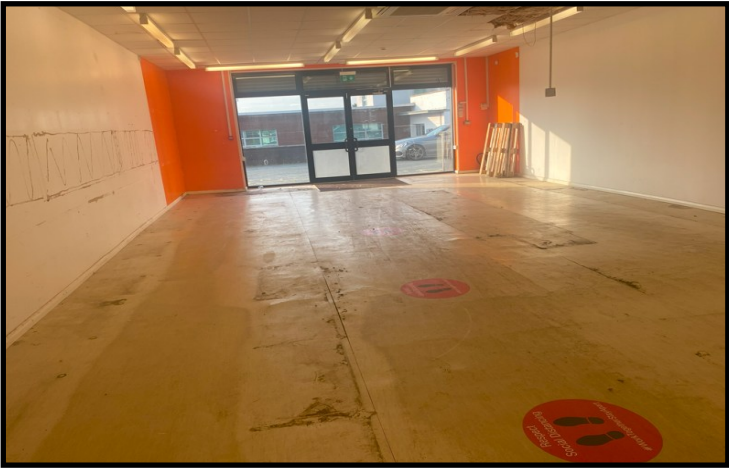
NAV:	£12,900
Rate in £ 2025 / 26	£0.582224
Rates Payable (Approx)	£7,510 per annum

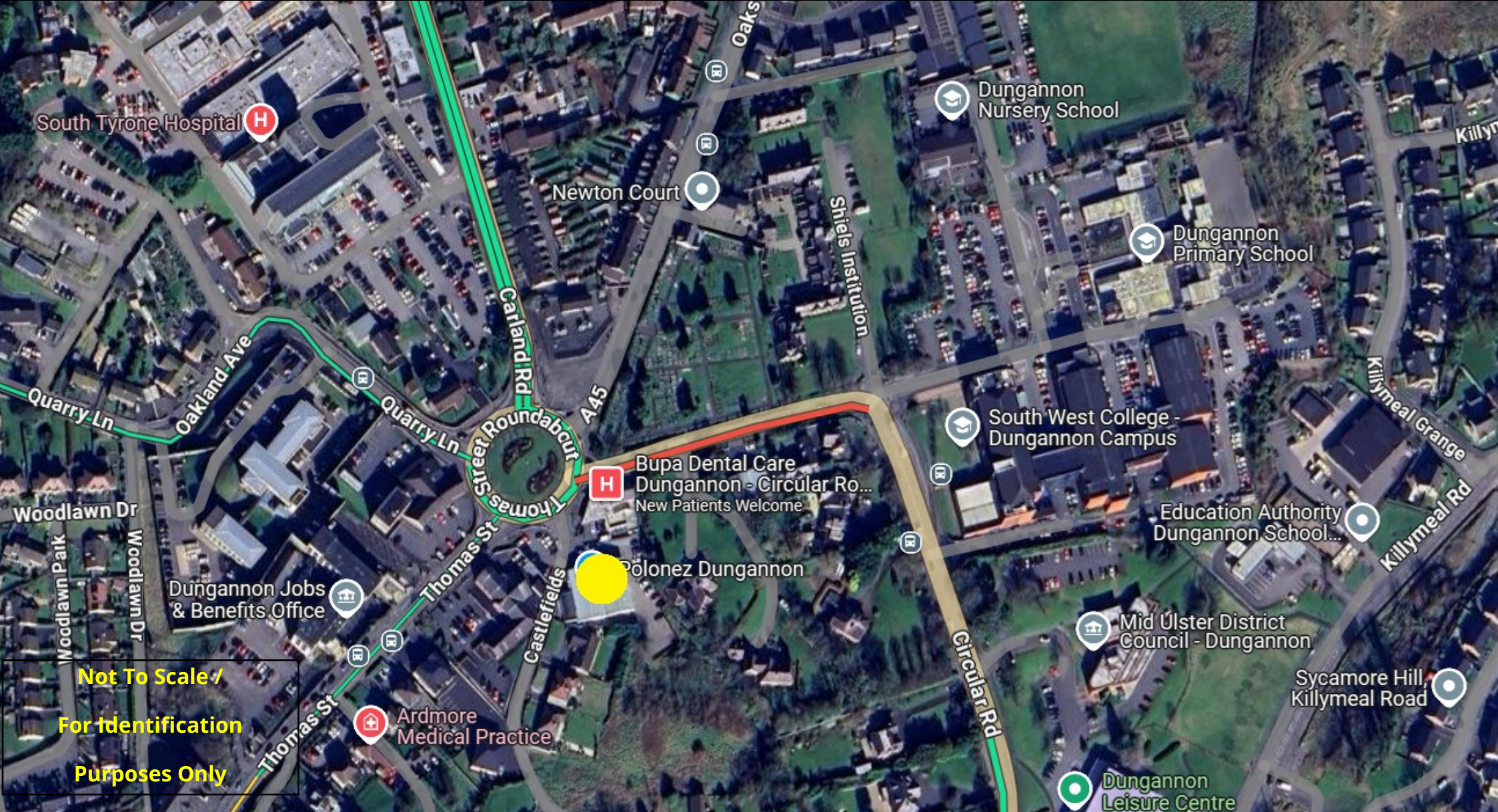
* Please note the subject property may be entitled to qualify for the 'Back In Business' rate support scheme (50% rates saving for 2 years) or the Small Business rates relief scheme which could result in a 20% reduction in rates liability.

Interested parties should satisfy themselves in relation to either scheme and ability to secure either support.

VAT

The property is VAT elected and so VAT will be chargeable on quoted figures.





**Not To Scale /
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EPC Rating	
A+	85-92
A	81-84
B	69-80
C	64-68
D	55-63
E	49-54
F	45-48
G	39-44

For further information or to arrange a viewing, please contact:-

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