



**Instinctive
Excellence
in Property.**

For Sale

Warehouse/Development Opportunity

c. 9,700 sq ft (c. 901.2 sq m)

4A Northland Terrace
Dungannon
BT71 6BB

**WAREHOUSE / DEVELOPMENT
OPPORTUNITY**



For Sale

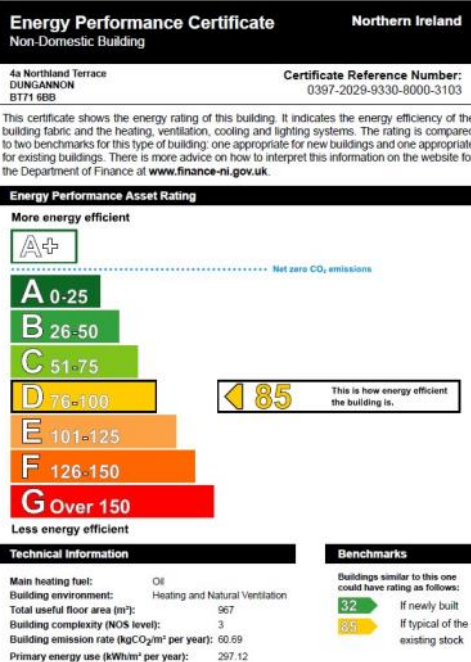
Warehouse & office building on a secure self-contained site

c. 9,700 sq ft (c. 901.2 sq m)

4A Northland Terrace
Dungannon
BT71 6BB

**WAREHOUSE /
DEVELOPMENT
OPPORTUNITY**

EPC



Location

The subject property is located within Dungannon Town Centre, off Northland Terrace. Dungannon is located approximately 40 miles west of Belfast and is the principle administrative and commercial centre for the Borough, providing a range of industrial, commercial, community services and opportunities for residential growth.

The subject property is located adjacent to Perry Street Car Park with access to the motorway network.

Neighbouring occupiers include a mix of commercial and residential occupiers.

Description

The subject property comprises a warehouse property of steel portal frame construction. It is located on a self-contained secure site with associated hard-standing, extending to c. 0.5 acres.

The property is currently fitted to provide warehouse space with separate workshop areas and a two storey fitted office block, also benefitting from a covered canopy area to the front elevation.

The property benefits from a maximum eaves height of 8.3 m. and is accessed via an electric roller shutter of 0. 4.58 m.

Accommodation

GIA	Ground Floor	: 824.21 sq m	8,872 sq ft
	First Floor	: 78.21 sq m	842 sq ft

The property also has potential to provide further accommodation at first and second floor mezzanine levels (currently no access).

PLANNING

The property is designated within the Dungannon Town Centre under the Dungannon and South Tyrone Area Plan 2010 and is currently zoned as White Land, bordering but outside of the designated conservation Area. As such the property may be suitable for a variety of uses including redevelopment for commercial or residential use, subject to planning.

Price

£180,000

Title

Assumed Freehold / Long Leasehold.

Rates

We are advised by the Land and Property Services of the following information: -

2019/2020 NAV - £17,000

2019/2020 Rate in the pound - £0.586089

Estimated Rates Payable - £9,963.51

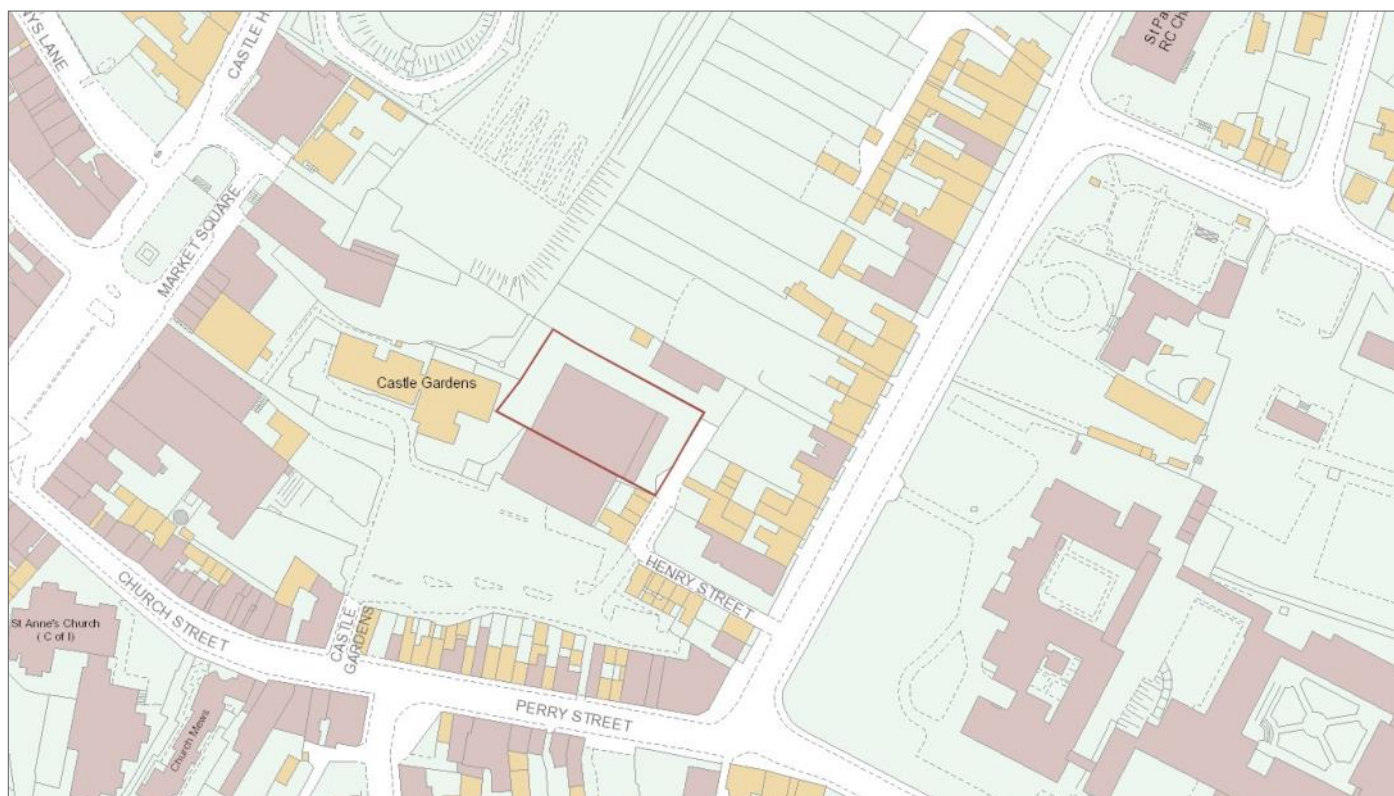
Draft Reval 2020 NAV - £17,190

Prospective purchasers should make their own enquiries with Land and Property Services.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

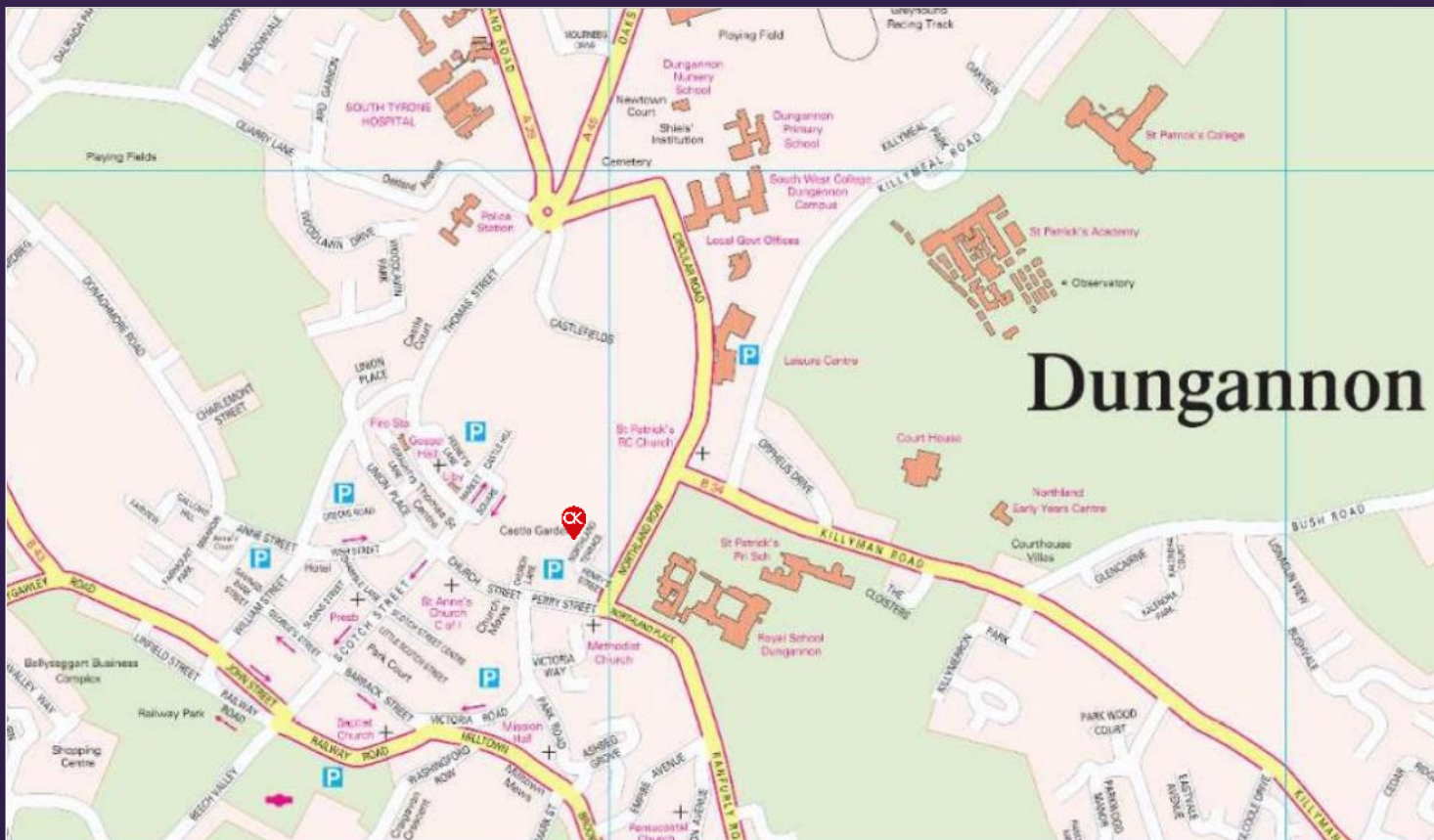
OS Map



FOR INDICATIVE PURPOSES ONLY



Location Maps

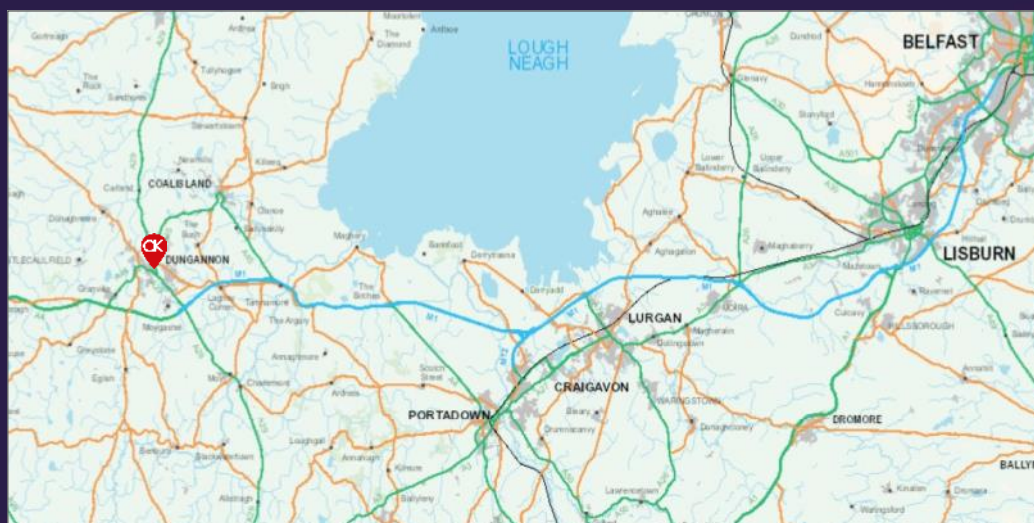


FOR INDICATIVE PURPOSES ONLY

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CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

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