



R A NOBLE & CO

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
AUCTIONEERS & ESTATE AGENTS

Your
Local
Property
Experts.

For Lease/Rent

Spacious Retail Accommodation

The Old Mill,
9 Tulnavern Road,
Ballygawley,
BT70 2HH

RETAIL



Location

This unique accommodation presents an opportunity to lease/rent a prominent Commercial/Retail unit. It is located in a rural area approximately 4 miles from the village of Ballygawley and 50 miles from Belfast. The surrounding area is predominantly comprised by Agricultural holdings and associated residential dwellings.

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EPC—TBC

Description

The unit is of traditional construction over ground, first and second floors and in a good state of repair. Internally the unit benefits from wooden and tiled flooring, fluorescent strip lighting and single glazed steel framed windows. The unit was fitted for use as an antique shop, albeit it would be suitable for a wide range of uses subject to the necessary planning consent.

Accommodation

We have measured the property in accordance with the RICS Code of measuring practice 6th Edition on a Net internal Basis and would note the following approximate areas:-

Total Area : 3,000 sq. ft. (278.4 sq. m.)

Rates

We have been advised by the Land and property services of the following:

Net Annual Value: £3,550

The Annual Rates Payable for 2018/2019: **£2,046.47**

Title

We understand the property is held Freehold/ Long Leasehold

Spatial Site View





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VAT

All prices quoted are exclusive of and therefore may be liable to VAT.

Rent

On Application.



Aerial Site View



Location Maps



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FOR INDICATIVE PURPOSES ONLY

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MISREPRESENTATION ACT 1967

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