

To Let (By way of Assignment or Sub-lease)

Prominent Town Centre Retail Unit

2/4 Market Square, Dungannon



- Prominent Town Centre Retail Unit extending to 2,825 sq ft on ground floor with upper floor storage
- Situated on Market Square which is Dungannon Town Centre's prime retail pitch
- Other occupiers in close proximity include Menarys/ Tempest, Peacocks, Santander, Bob and Berts, Subway and Edinburgh Woollen Mill
- Unit remains in fitted state
- Immediately available

Savills Belfast

1st Floor Lesley Studios
32/36 May Street
Belfast BT1 4NZ

+44 (0) 28 9026 7820

savills.ie



Location

Situated in County Tyrone, Dungannon has a population of approx. 16,000 (Census 2011) and would be one of the largest towns in the County.

Description

This property benefits from a prominent position within the town centre, overlooking the busy Market Square, which is the prime retail pitch within the town. The unit is finished to a good standard and ready for immediate occupation. The property can facilitate 2 level trading.

Accommodation

The unit provides the following approximate areas:

Floor	Sq ft	Sq m
Ground Floor Sales	2,825	262.45
First Floor	1,746	162
Second Floor	265	24.63
Total	4,836	449.3

Lease Details

Rent: Passing rent £54,000 per annum exclusive. Open to offers, subject to acceptable terms, use and covenant.

Term: Existing lease term expires 30th April 2025. Assigned or subletting considered up to expiry.

Insurance: The tenant will be responsible for reimbursing the landlord with a fair proportion of the insurance premium.

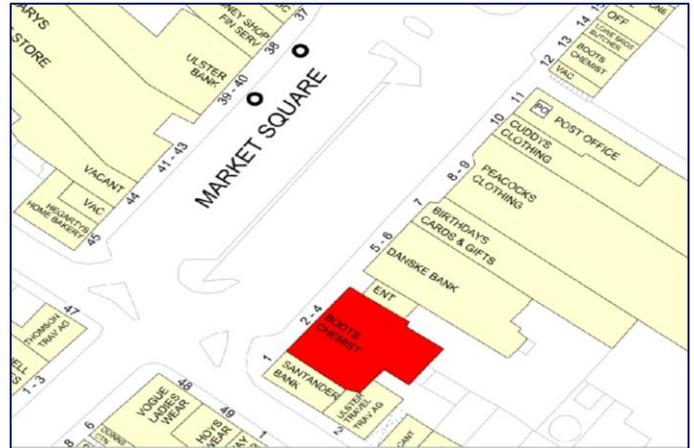
Rates Assessment

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

Unit	NAV	Rates Payable
2/4 Market Sq	£35,000	£19,760

EPC

C62



Further Information/ Viewings

Colleen Fox

+44 (0) 28 9026 7826

Colleen.fox@savills.ie

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax

Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.