

TO LET

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 of retail and storage totaling 4,836 sq. ft
- Situated on Market Square which is Dungannon Town Centre's prime retail pitch
- Other occupiers in close proximity include Savers, Menarys and Peacocks
- Available following refurbishment

SAVILLS NORTHERN IRELAND
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The Savills logo, consisting of the word 'savills' in a lowercase, sans-serif font, with the 's' in red and the rest in black, set against a yellow rectangular background.

Location

Situated in County Tyrone, Dungannon has a population of approx. 25,000 (Census 2021) 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 will be available following refurbishment. The property can facilitate 2 level trading, service by a passenger lift and stair access.

Accommodation Schedule

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

£35,000 per annum exclusive.

Term

Negotiable

Insurance

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

Rates Assessment

(Confirmation of rates is the tenant's own responsibility)

Unit	NAV	Rates Payable
2/4 Market Sq	£26,200	£14,663



VAT

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

EPC

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