

TO LET

**1A IRISH STREET
DUNGANNON
CO. TYRONE
BT70 1DB**



*working harder to make your **move easier***

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PRIME RETAIL UNIT WITH STORAGE & SIGNIFICANT PASSING TRADE

PRIME RETAIL UNIT EXTENDING TO CIRCA. 77 SQ M / 832 SQ FT. INCLUDING STAFF FACILITIES & A STORE.

LOCATED WITH PROMINENT FRONTAGE ON A MAIN ARTERIAL STREET JUST OFF DUNGANNONS MARKET SQUARE & BENEFITTING FROM A HIGH VOLUME OF PASSING TRADE WITH EXISTING OCCUPIERS INCLUDING RETAIL SHOPS, BARBERS, CAFES & PROFESSIONAL OFFICES.

BOASTING A GLAZED RETAIL SPACE, STAFF FACILITIES & AMPLE STORAGE THIS UNIT WOULD BE IDEAL FOR A NUMBER OF POTENTIAL USES.

BEAUTICIANS / TREATMENT ROOMS / PROFESSIONAL SERVICES / RETAIL / ETC.



TERMS & INCENTIVES NEGOTIABLE



GUIDE RENT: £500 PER MONTH

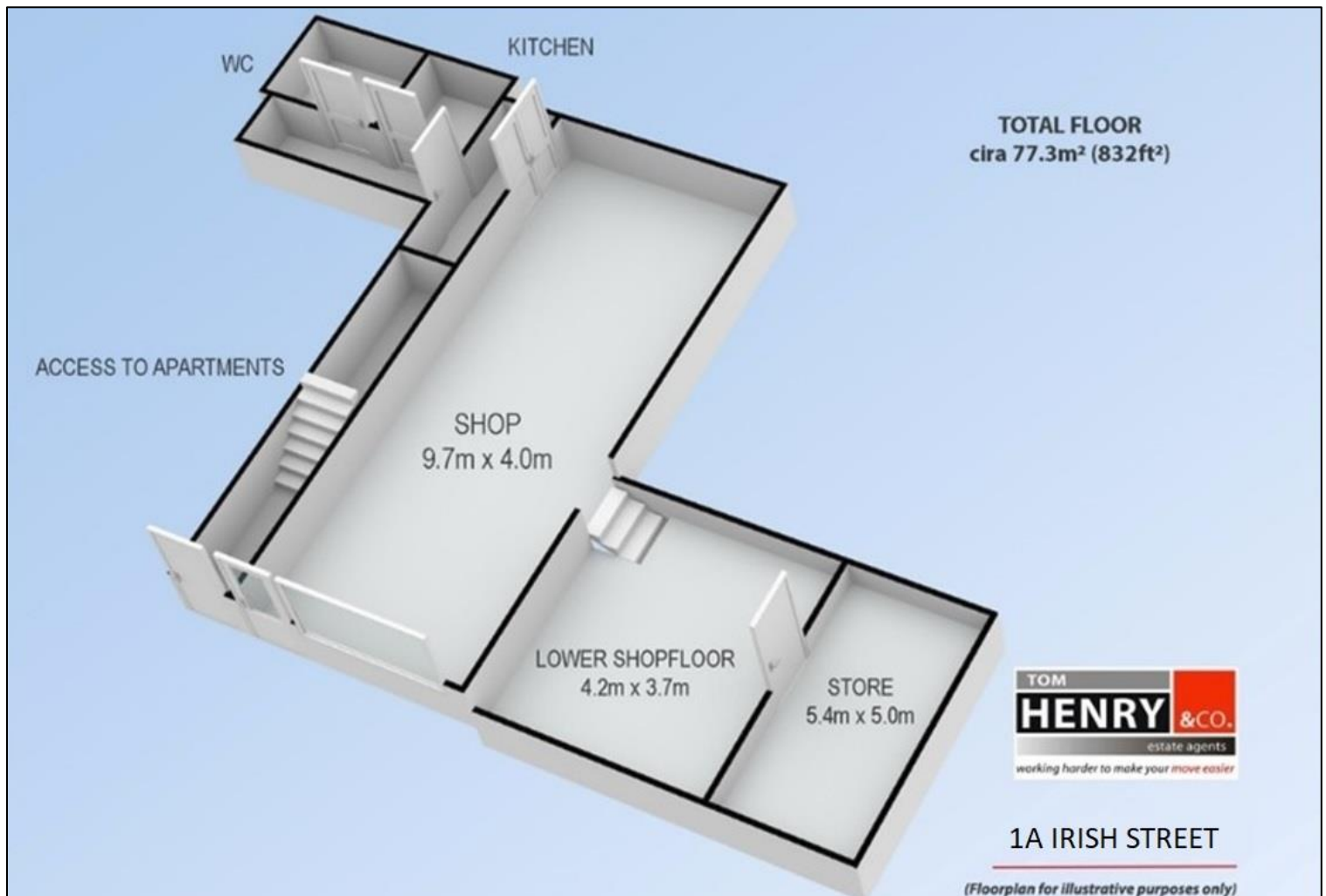
RATES: APPROX. £2950 PER ANNUM

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- RETAIL UNIT EXTENDING TO CIRCA. 77 SQ M / 832 SQ FT.
- LOCATED ON A BUSY SHOPPING STREET JUST OFF MARKET SQUARE.
- SIGNIFICANT PASSING TRADE.
- NEIGHBOURING OCCUPANTS INCLUDE FASHION RETAILERS / CAFES / BARBERS & PROFESSIONAL OFFICES.
- CLOSE TO TOWN CENTRE PARKING.
- GLASS FRONTED RETAIL AREA APPROX. 38 SQ M / 417 SQ FT.
- STAFF FACILITIES & STORE.
- ELECTRIC ROLLER SHUTTER.
- WOULD BE IDEAL AS BEAUTICIANS / TREATMENT ROOMS / PROFESSIONAL OFFICES / RETAIL / ETC.



ACCOMMODATION IN BRIEF:

RETAIL AREA: 9.7M X 4M
ELECTRIC ROLLER SHUTTER. GLAZED SHOP FRONT WITH GLAZED DOOR. PART WOODEN FLOOR / PART VINYL FLOOR. SUSPENDED CEILING.
L.E.D. LIGHTS. STEPS DOWN TO...

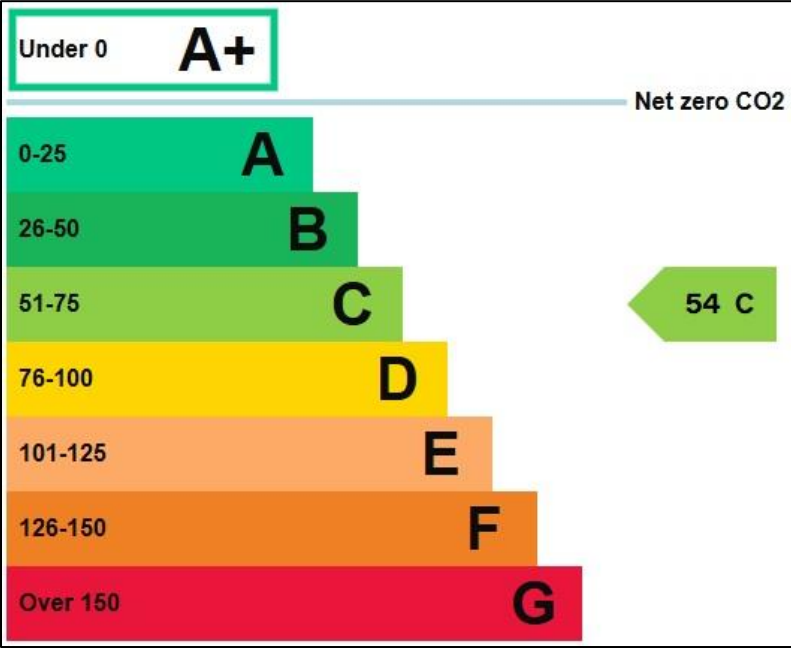
LOWER GROUND FLOOR:
DOOR TO STORE.

STORE:

STAFF KITCHEN:

STAFF TOILET:
TOILET. WASH HAND BASIN.

FLOOR PLANS FOR I.D. PURPOSES ONLY.



Thinking of selling or renting your home?

TOM

HENRY & CO.

estate agents

est. 1979

Want to know what your property is worth?

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- > Market leading sales record.
- > Competitive sales & rental rates.
- > RICS member firm.
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- > Over **100 years** local combined experience.

SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE

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VALUATIONS.
Should you be considering the sale of your own property we would be pleased to arrange through our office a Free Valuation and advice on selling without obligation.

FOR FURTHER DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.