

# TO LET

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



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

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## RETAIL UNIT WITH FIRST FLOOR STORAGE IN A PRIME LOCATION

**PRIME RETAIL UNIT EXTENDING TO CIRCA. 93 SQ M / 1001 SQ FT PLUS FIRST FLOOR STORAGE**

BENEFITTING FROM A PROMINENT SITUATION ON THIS BUSY TOWN THOROUGHFARE, THESE PREMISES BOAST A GLAZED SHOP FRONTAGE, RETAIL SPACE, AN OFFICE, STAFF FACILITIES & GENEROUS STORAGE TO THEIR FIRST FLOOR.

**WOULD BE IDEAL FOR CONTINUED USE AS RETAIL ACCOMMODATION OR WOULD ALSO MAKE SUPERB PROFESSIONAL OFFICES / TREATMENT ROOMS.**



## TERMS & INCENTIVES NEGOTIABLE



**GUIDE RENT: £500 PER MONTH**

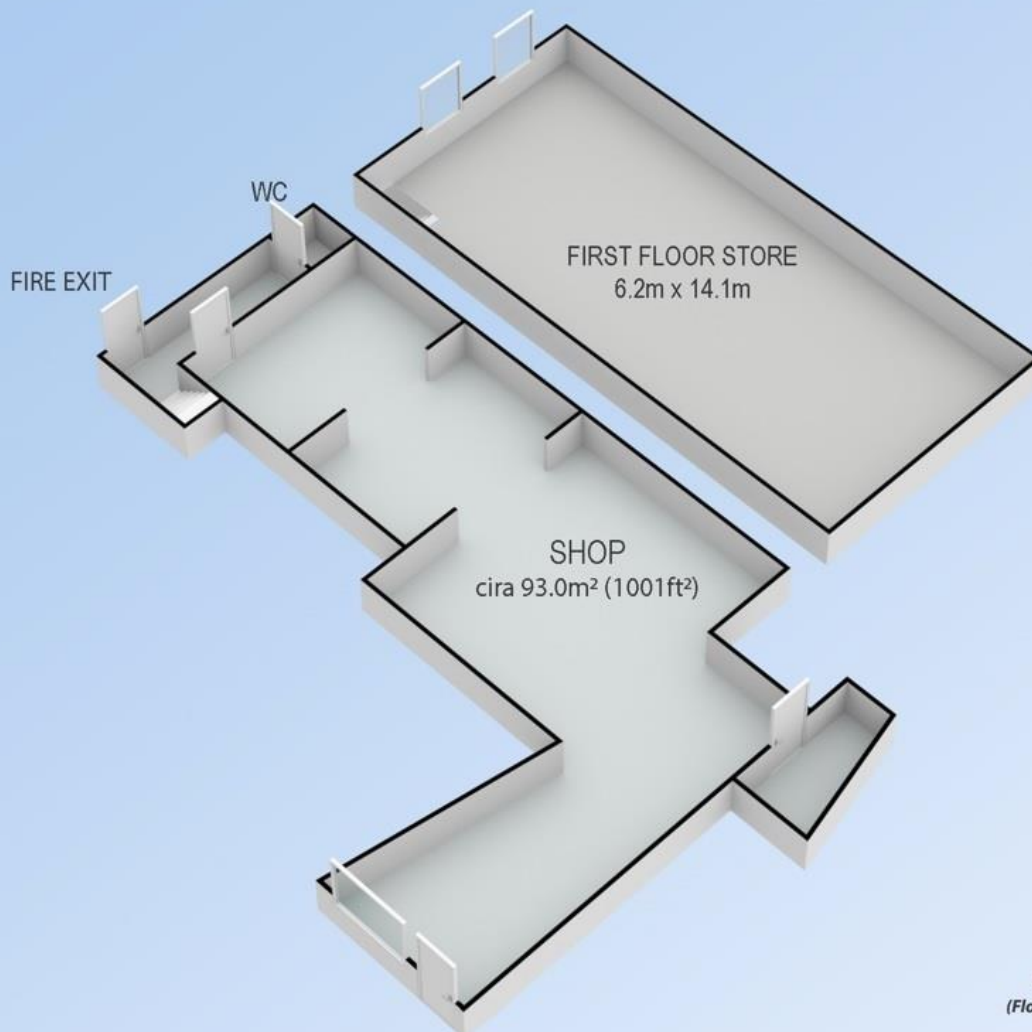
**RATES: APPROX. £4525 PER ANNUM**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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# PROPERTY FEATURES...

- RETAIL UNIT EXTENDING TO CIRCA. 93 SQ M / 1001 SQ FT.
- FIRST FLOOR STORAGE EXTENDING TO A FURTHER 87 SQ M / 940 SQ FT.
- LOCATED ON A BUSY SHOPPING STREET JUST OFF THE MARKET SQUARE.
- SIGNIFICANT PASSING TRADE.
- NEIGHBOURING OCCUPANTS INCLUDE FASHION RETAILERS/ CAFES / BARBERS / PROFESSIONAL OFFICES.
- CLOSE TO TOWN CENTRE PARKING.
- STAFF TOILET & KITCHEN.
- ELECTRIC ROLLER SHUTTER.
- WOULD BE IDEAL FOR A NUMBER OF POTENTIAL USES.



**3 Irish Street**

*(Floorplan for illustrative purposes only)*

**ACCOMMODATION IN BRIEF:**

RETAIL AREA:  
GLAZED SHOP FRONT WITH GLAZED DOOR. ELECTRIC ROLLER SHUTTER. CARPET TO FLOOR / SUSPENDED CEILING. SALES COUNTER.  
RAISED OFFICE AREA. STEP TO UPPER RETAIL SPACE.

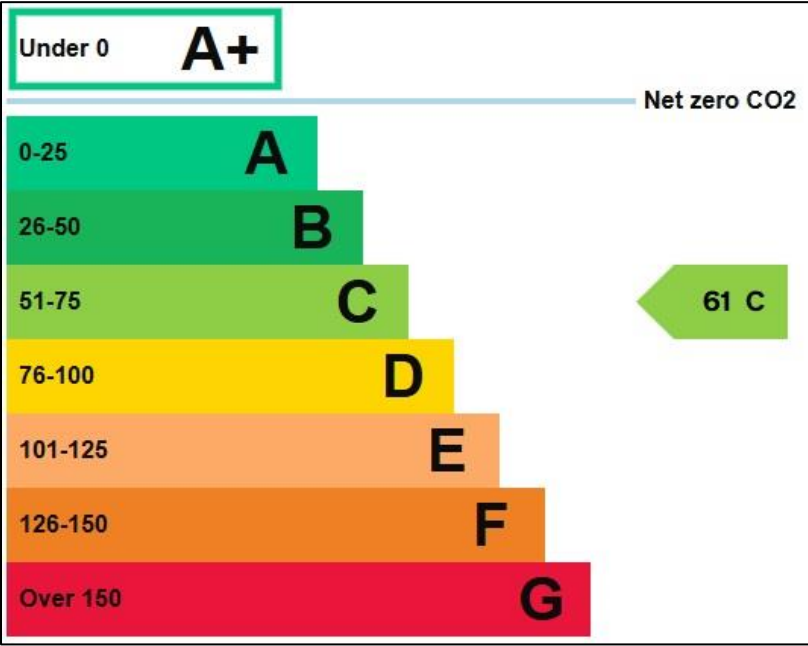
KITCHEN / GENERAL STORE AREA:

STAFF TOILET:  
W.C. WASH HAND BASIN.

**FIRST FLOOR:**

STORAGE:

**FLOOR PLANS FOR I.D. PURPOSES ONLY.**



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TOM

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estate agents

est. 1979

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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.**