

**TO LET**

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



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

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Dungannon,  
Co. Tyrone,  
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BT71 6AB

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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**

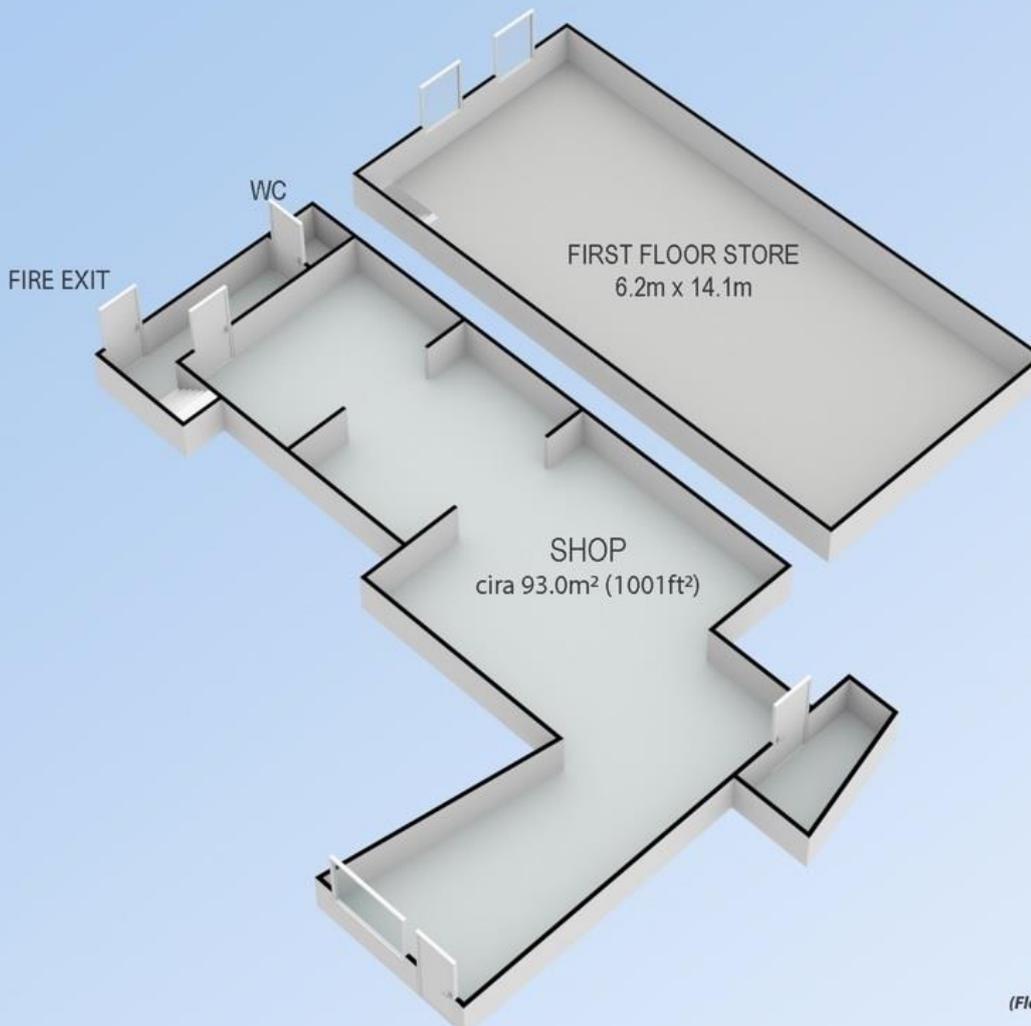
**RATES: APPROX. £4525 PER ANNUM**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

**[www.tomhenryandco.com](http://www.tomhenryandco.com)**

# 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:**

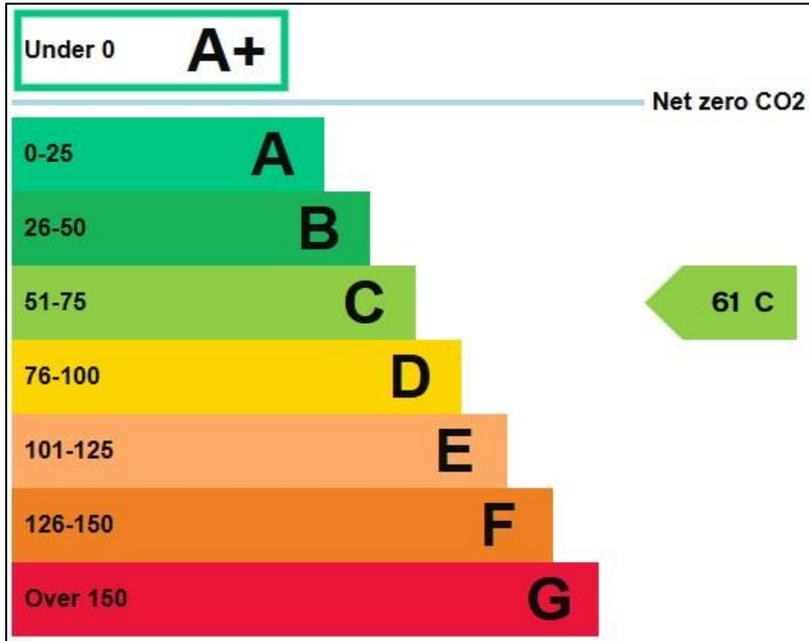
**STAFF TOILET:**

W.C. WASH HAND BASIN.

**FIRST FLOOR:**

**STORAGE:**

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



**Thinking of selling or renting your home?**



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

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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.**