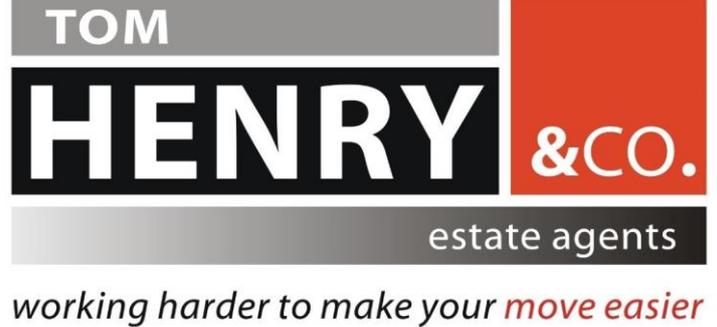


To Let

21 Irish Street
Dungannon
Co Tyrone
BT70 1DB

Guide Rent: £7800 PA



Property Description:

This superb unit enjoys a prominent town centre location, ideal for retail or office use and is convenient to other recognised occupiers; banks, solicitors, retailers and car-parking.

Presented in good condition throughout, recently refurbished and ready to occupy.

Internally the property benefits from glazed frontage and a suspended ceiling creating a bright spacious floor area, with space for kitchen/toilet facilities. Early viewing is highly recommended.

“A prime unit enjoying significant passing trade”

Property Features:

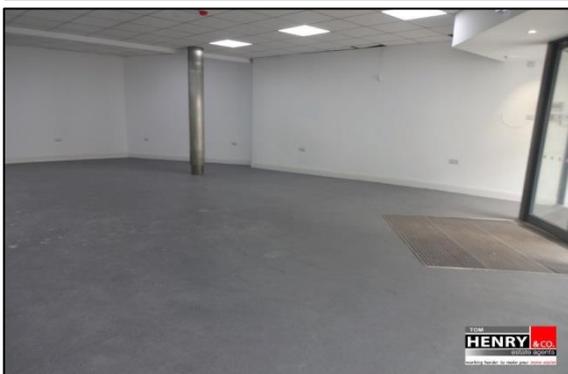
- Circa. 1000ft²
- Prominent town centre location with high levels of footfall.
- Ground floor unit.
- Glazed frontage.
- Shuttered entrance.
- Space for kitchen /toilet facilities.
- Heating: Gas can be fitted.

Lease Details:

- **Rent:** £7800 P.A (£650pcm)
- **NAV:** £13,000
- **Rates:** C. £6678.74 P.A
- **Lease:** By Negotiation - Minimum Term 12 months.



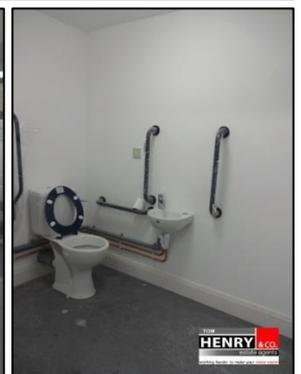
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N.B.

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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 FULL DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.