

INVESTMENT OPPORTUNITY

MARKET SQUARE & IRISH STREET

DUNGANNON

CO. TYRONE

BT70 1DB



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

26 Church Street,
Dungannon,
Co. Tyrone,
N. Ireland
BT71 6AB

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F: (028) 8772 6460
E: tom@tomhenryandco.com

NO. 4 RETAIL UNITS & NO. 3 APARTMENTS

A SUPERB OPPORTUNITY TO ACQUIRE THIS FANTASTIC LOT CONSISTING OF A PRIME BUILDING FRONTING DUNGANNONS MARKET SQUARE WITH RETURN FRONTAGE TO IRISH STREET EXTENDING TO NO. 4 RETAIL PREMISES AND NO.3 APARTMENTS WITH TENANTS IN SITUE & EXISTING BUSINESSES UNAFFECTED.



PRICE ON APPLICATION

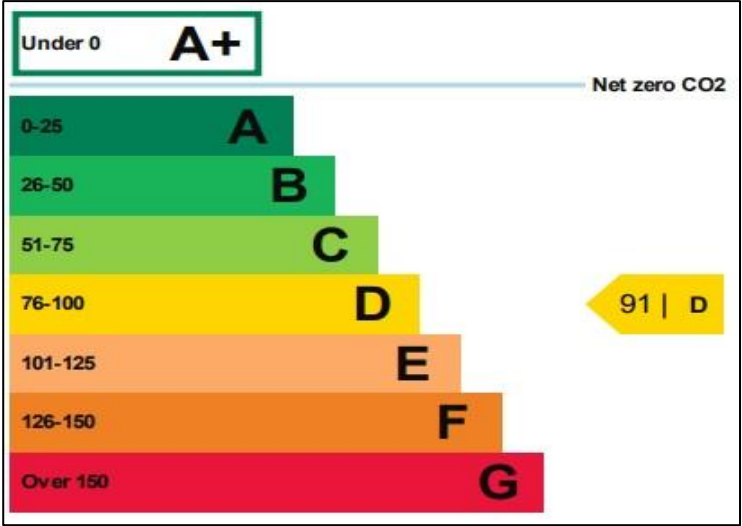
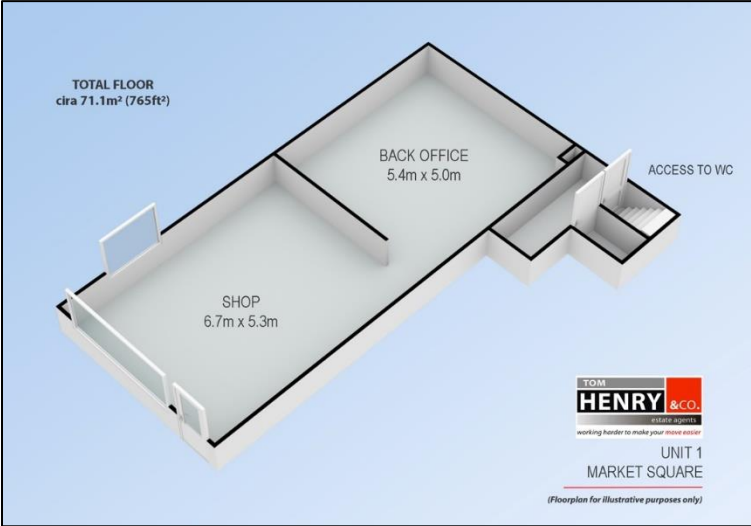
ACCOMMODATION IN BRIEF OVERLEAF...

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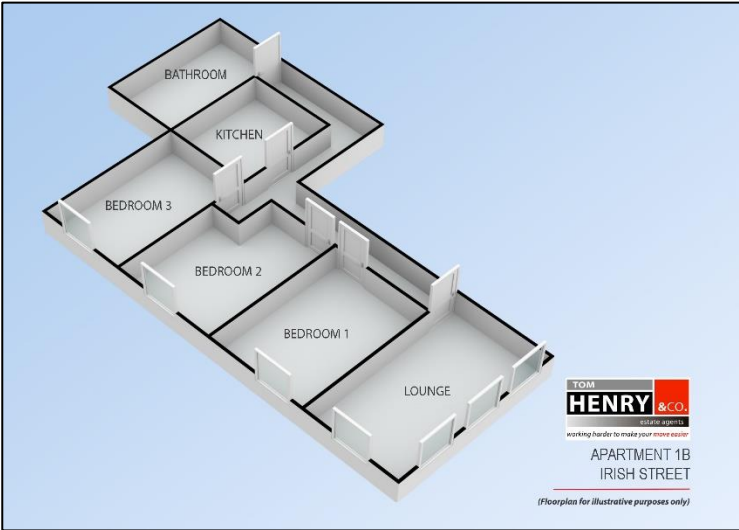


ACCOMMODATION IN BRIEF...

45 MARKET SQUARE, DUNGANNON: CIRCA. 765 SQ FT
PRIME CORNER RETAIL UNIT WITH FRONTAGE TO DUNGANNONS
MARKET SQUARE.

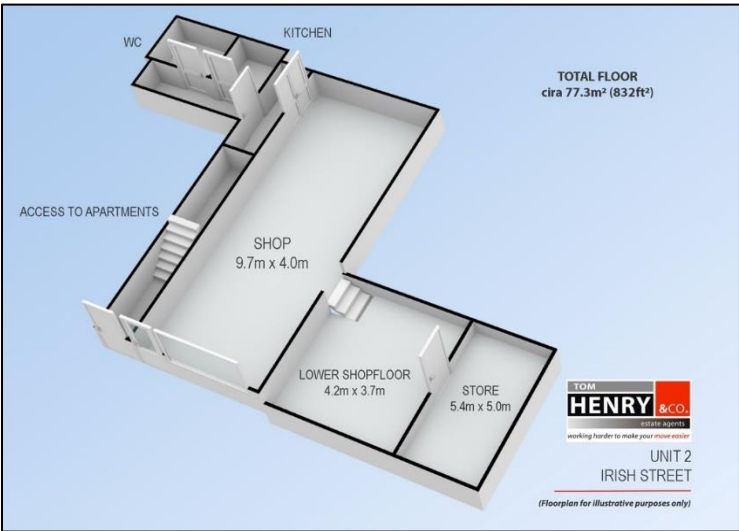


3 BEDROOM APARTMENT.



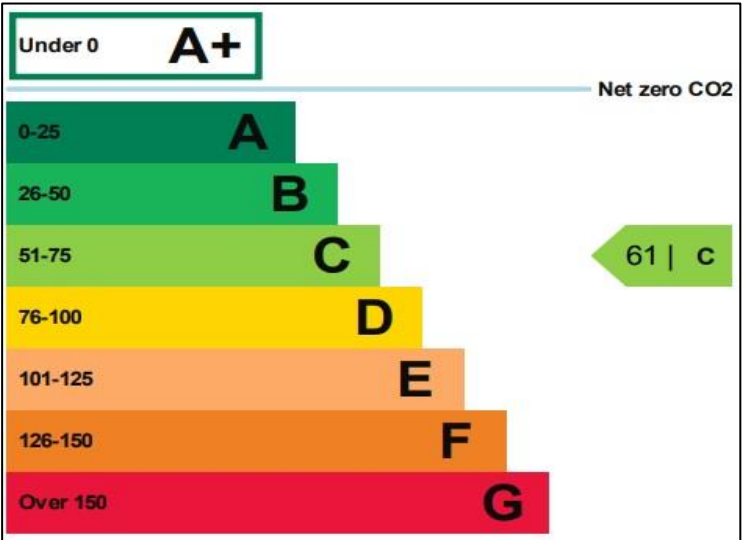
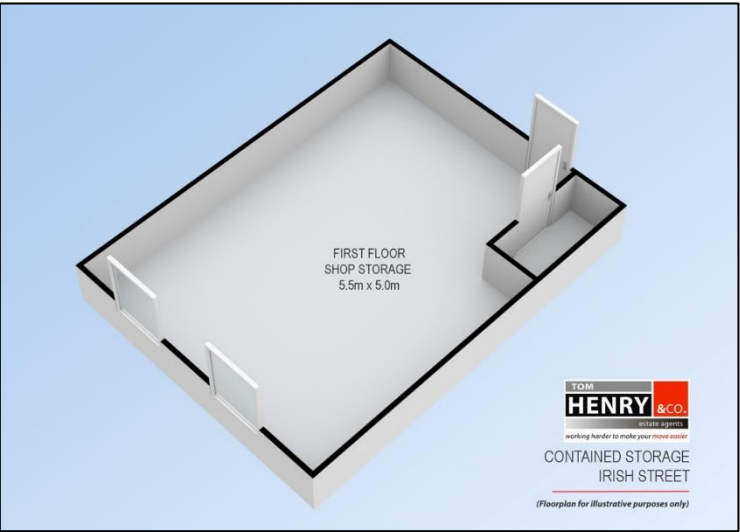
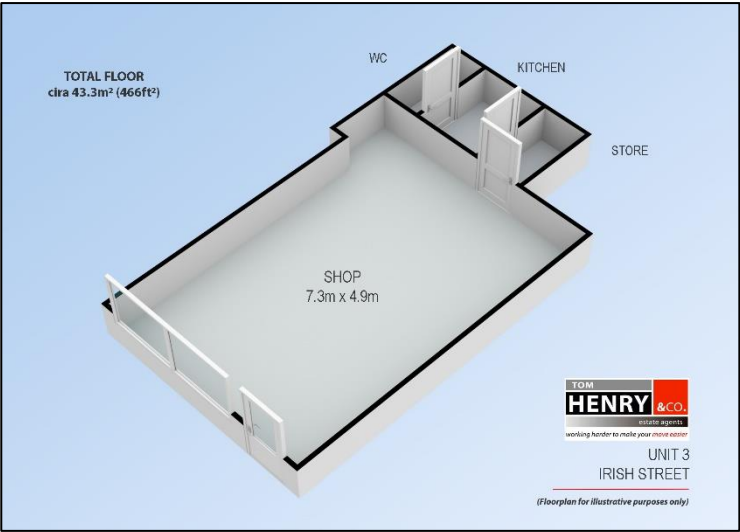
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	43 E	
21-38	F		
1-20	G		

1A IRISH STREET, DUNGANNON: CIRCA. 832 SQ. FT.

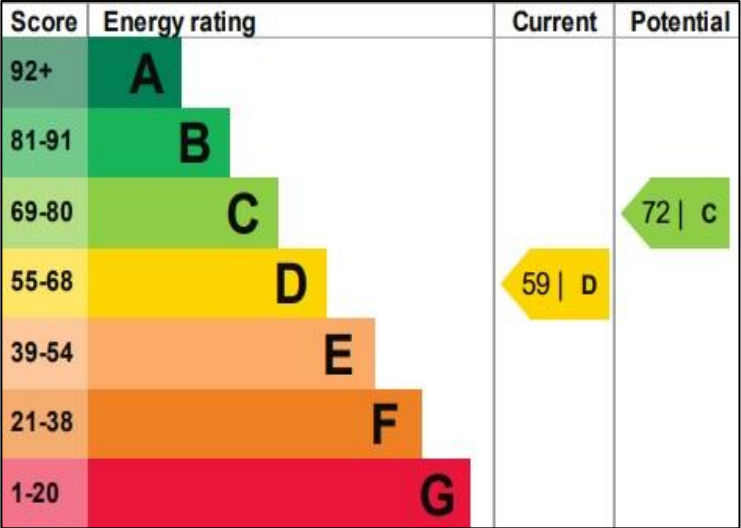
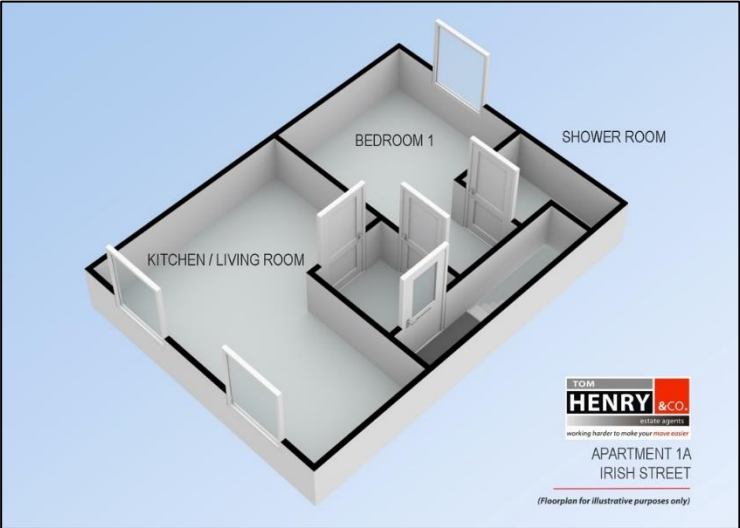


Score	Energy rating	Current	Potential
Under 0	A+		
0-25	A		
26-50	B		
51-75	C	54 C	
76-100	D		
101-125	E		
126-150	F		
Over 150	G		

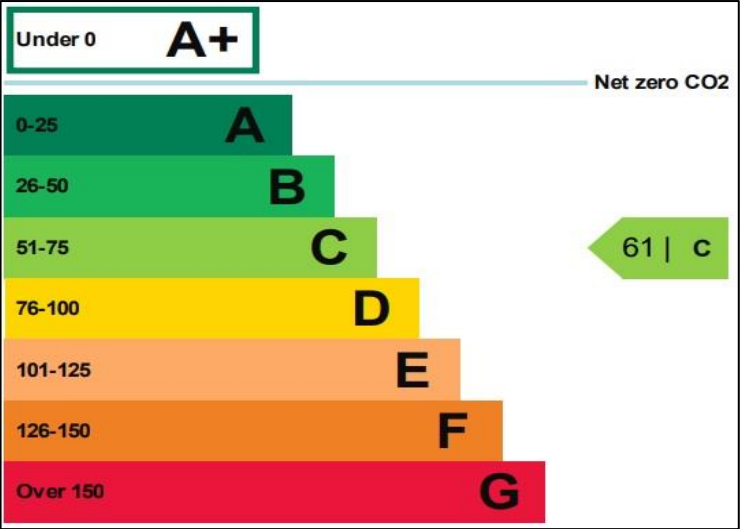
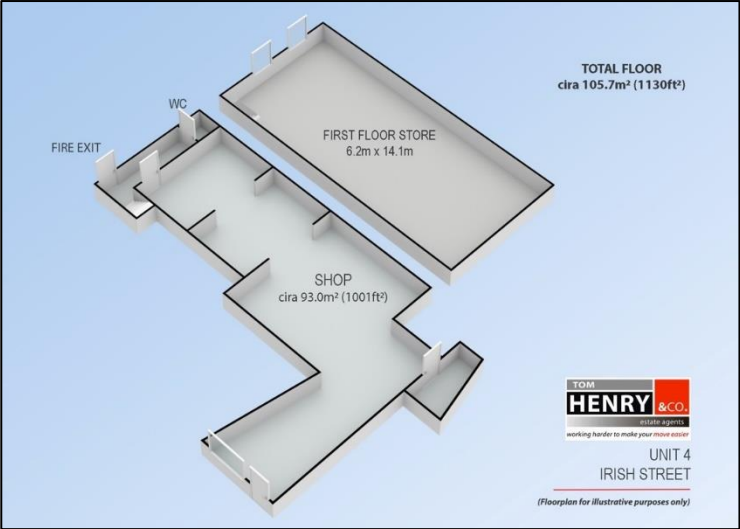
1 IRISH STREET, DUNGANNON: CIRCA. 466 SQ FT



FLAT 2: ABOVE “HAIR BY LIZ” 2ND FLOOR.
1 BEDROOM APARTMENT.

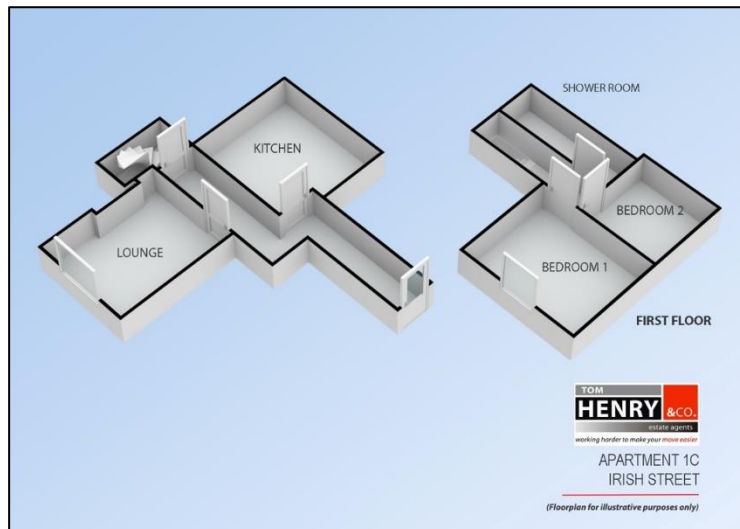


3 IRISH STREET, DUNGANNON: CIRCA. 1130 SQ FT OVER 2 FLOORS.



FLAT 3: ABOVE "PARTY ALLSORTS"

2 BEDROOM APARTMENT.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 c
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Thinking of selling or renting your home?



Want to know what your property is worth?

- > **Free** no obligation pre sale/ pre let valuation.
- > Market leading sales record.
- > Competitive sales & rental rates.
- > RICS member firm.
- > Professional & efficient service.
- > Over **100 years** local combined experience.

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N.B.

Any photographs displayed or attached to brochures may have been taken with a wide angled lens. Tom Henry & Co. have not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.

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.