

**INVESTMENT OPPORTUNITY**

**MARKET SQUARE & IRISH STREET**

**DUNGANNON**

**CO. TYRONE**

**BT70 1DB**



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

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BT71 6AB

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## **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**

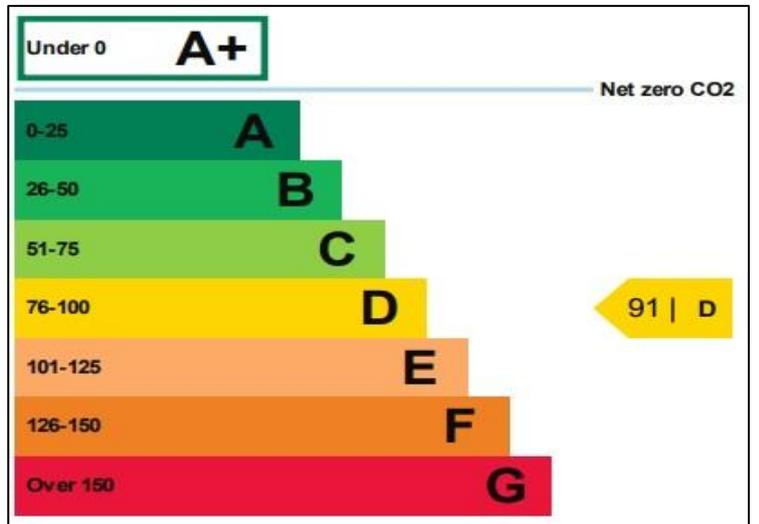
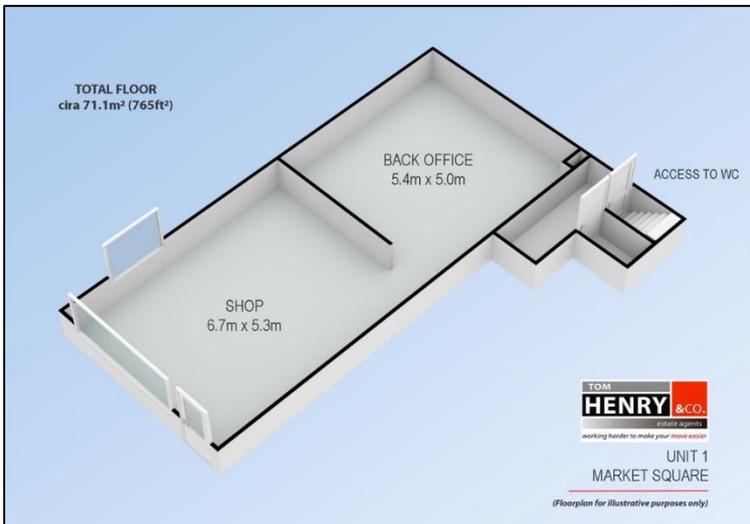
ACCOMMODATION IN BRIEF OVERLEAF...

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



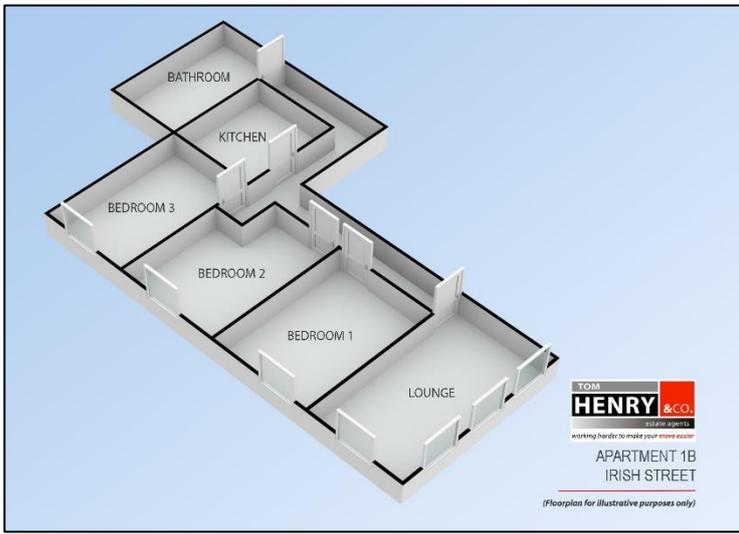
**ACCOMMODATION IN BRIEF...**

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



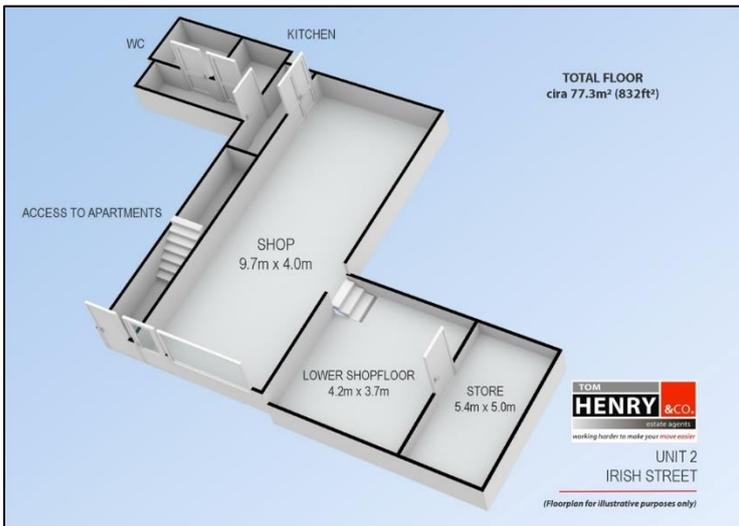
**FLAT 1:**

3 BEDROOM APARTMENT.



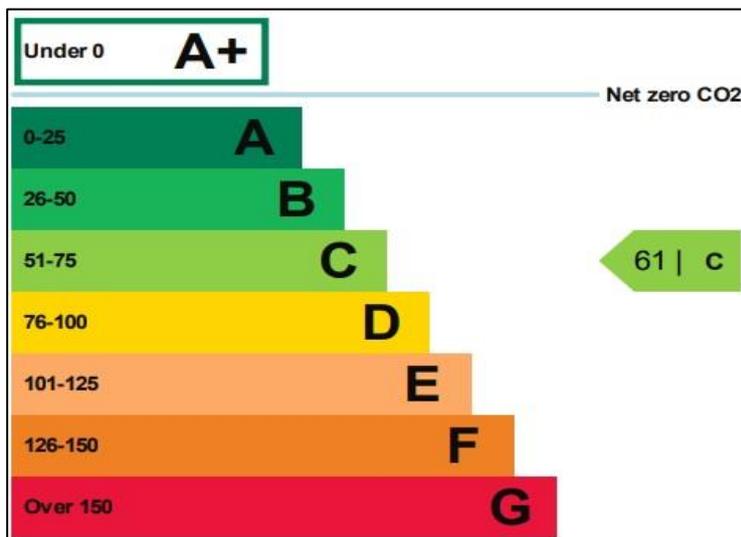
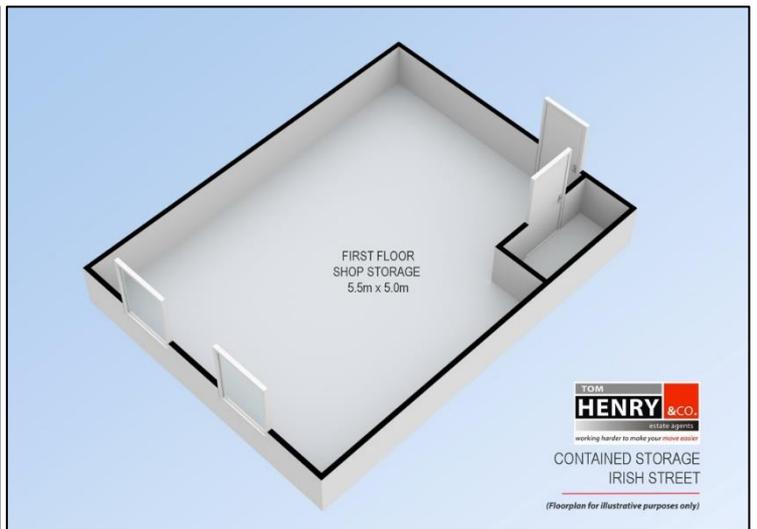
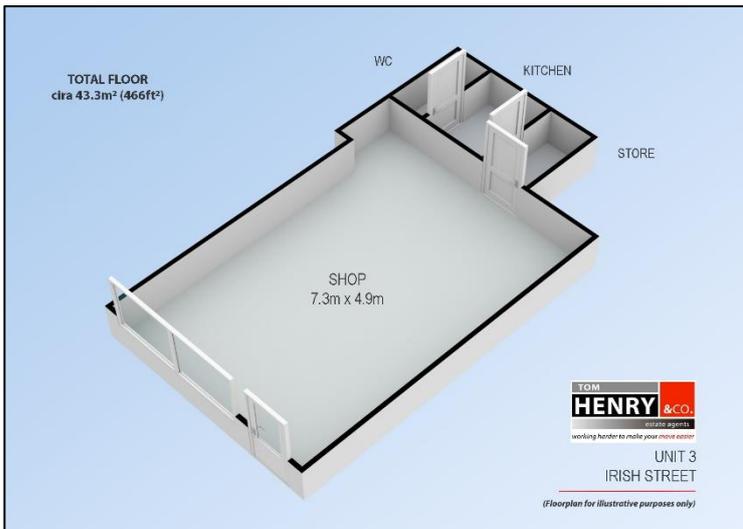
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64   D
39-54	E	43   E	
21-38	F		
1-20	G		

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



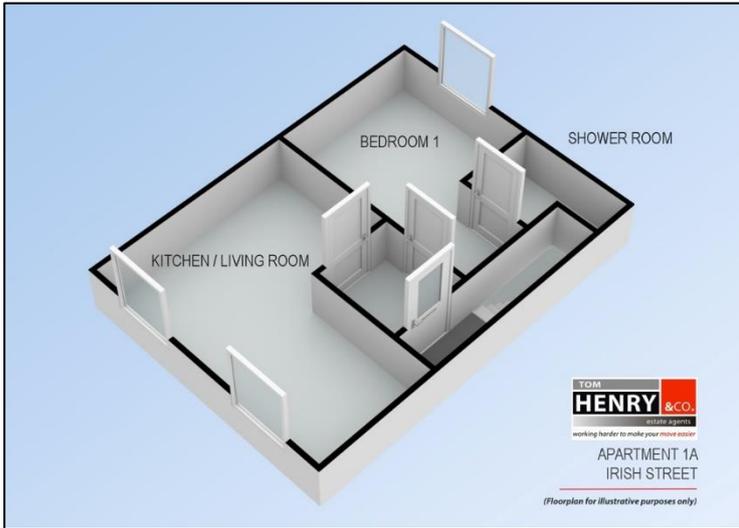
Score	Energy rating	Current	Potential
Under 0	A+		Net zero CO2
0-25	A		
26-50	B		
51-75	C		54   C
76-100	D		
101-125	E		
126-150	F		
Over 150	G		

1 IRISH STREET, DUNGANNON: CIRCA. 466 SQ FT



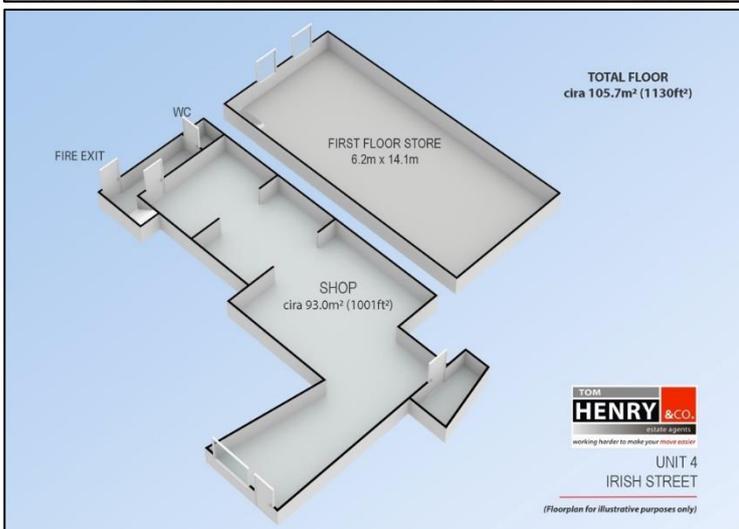
**FLAT 2: ABOVE "HAIR BY LIZ" 2<sup>ND</sup> FLOOR.**

1 BEDROOM APARTMENT.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   c
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

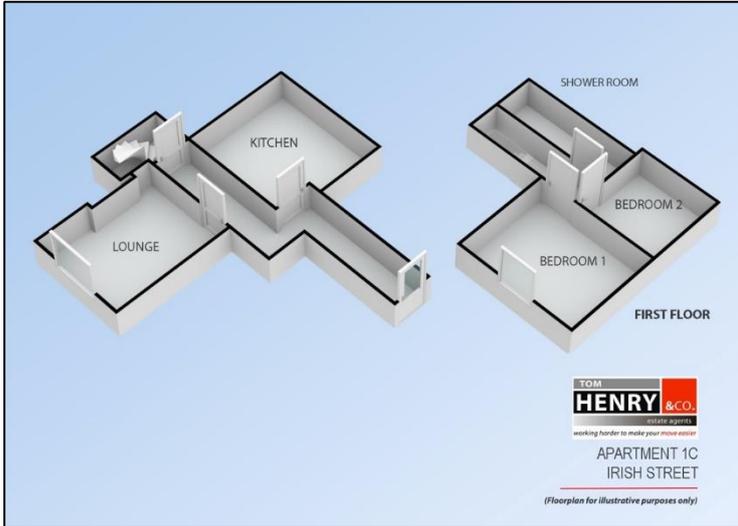
**3 IRISH STREET, DUNGANNON: CIRCA. 1130 SQ FT OVER 2 FLOORS.**



Score	Energy rating	Current	Potential
Under 0	A+		Net zero CO2
0-25	A		
26-50	B		
51-75	C		61   c
76-100	D		
101-125	E		
126-150	F		
Over 150	G		

**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.**