

TO LET

UNIT 1

4- 36 PERRY STREET

DUNGANNON

CO. TYRONE

BT71 6AJ



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

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NEWLY CONSTRUCTED UNIT ON A MAIN ARTERIAL ROUTE

NEWLY CONSTRUCTED, THIS UNIT PRESENTS A FANTASTIC OPPORTUNITY FOR THOSE SEEKING PREMISES IN A PRIME LOCATION WITH SIGNIFICANT POTENTIAL PASSING TRADE.

EXTENDING TO CIRCA. 60 SQ M / 645 SQ FT THIS SUPERB UNIT WOULD BE IDEAL FOR A NUMBER OF USES SUBJECT TO STATUTORY CONSENTS – RETAIL / OFFICE / PROFESSIONAL SERVICES / HEALTH & BEAUTY / HOT FOOD / ETC.

SITUATED ADJACENT TO A MAIN TOWN CAR PARK THIS HIGHLY VISABLE UNIT IS SURE TO ATTRACT SIGNIFICANT INTEREST.

CIRCA. 60 SQ M / 645 SQ FT – NEWLY CONSTRUCTED – AVAILABLE JANUARY 2025



GUIDE RENT: £700 PER MONTH

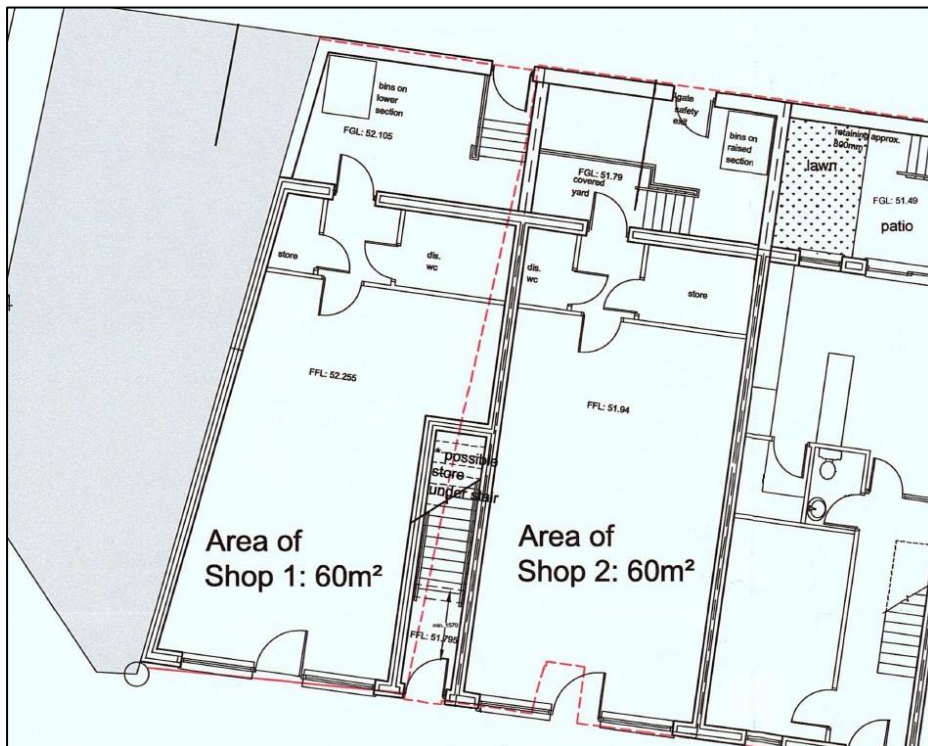
RATES: TO BE CONFIRMED.

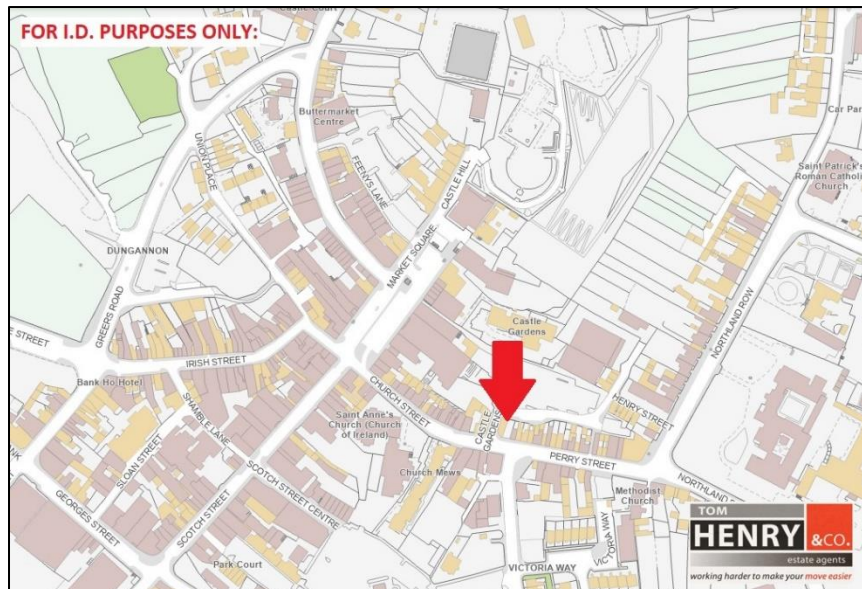
PROPERTY FEATURES & FLOORPLANS OVERLEAF...

www.tomhenryandco.com

PROPERTY FEATURES...

- A NEWLY CONSTRUCTED UNIT.
- RENT FREE PERIOD AVAILABLE FOR FITOUT TO TENANTS SPECIFICATION.
- APPROX. 60 SQ M / 645 SQ FT.
- AVAILABLE JANUARY 2025.
- PRIME LOCATION ADJACENT TO MAIN TOWN CAR PARK.
- SIGNIFICANT POTENTIAL PASSING TRADE ON A MAIN ARTERIAL ROUTE.
- ELECTRIC ROLLER SHUTTER.
- GLAZED DISPLAY FRONTAGE.
- ELECTRIC HEATING.
- FIRE ALARM SYSTEM.
- STAFF TOILET IN SITU.
- SUSPENDED CEILING.
- IDEAL FOR RETAIL / OFFICES / PROFESSIONAL SERVICES / BEAUTY / HOTFOOD / ETC (SUBJECT TO STATUTORY CONSENTS).
- TERMS & INCENTIVES NEGOTIABLE.





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.**

SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE

RICS www.tomhenryandco.com / www.tomhenryrentals.com / 028 87726992

MAP & FLOORPLANS FOR I.D. PURPOSES ONLY.

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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 INFORMATION OR TO ARRANGE A PRIVATE VIEWING PLEASE CONTACT OUR OFFICES.