

TO LET UNIT 5

COHANNON COMPLEX

208 BALLYNAKILLY ROAD

DUNGANNON

CO. TYRONE

BT71 6HJ



working harder to make your move easier

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RETAIL UNIT WITH STORAGE – BUSY COMPLEX LOCATION – 570 SQ FT

PRIME RETAIL UNIT EXTENDING TO CIRCA. 53 SQ M (570 SQ FT) INCLUDING STAFF FACILITIES & A STORE (STORE MAY BE INCLUDED OR EXCLUDED DEPENDANT ON TENANTS REQUIREMENTS).

IDEALLY LOCATED WITH PROMINENT FRONTAGE IN THIS BUSTLING BUSINESS COMPLEX & BENEFITTING FROM A HIGH VOLUME OF PASSING TRADE WITH EXISTING OCCUPIERS INCLUDING SUBWAY & SPAR, JUST OFF JUNCTION 14 OF THE M1 INTERSECTION.

BOASTING A GLAZED RETAIL SPACE, STAFF OFFICE, AMPLE PARKING & A STORE (IF REQUIRED) THIS UNIT WOULD BE IDEAL FOR A NUMBER OF POTENTIAL USES SUBJECT TO STATUTORY CONSENT.



GUIDE RENT: £700 PER MONTH (APPLICABLE TO VAT).

N.A.V. £10,700

RATES: APPROX. £5800 PER ANNUM.

www.tomhenryandco.com

PROPERTY FEATURES...

- LOCATED WITHIN A BUSY COMPLEX WITH SIGNIFICANT PASSING TRADE.
- JUST OFF JUNCTION 14 OF THE M1 INTERSECTION.
- EXISTING OCCUPANTS INCLUDE SPAR / SUBWAY / A HOTEL / ETC.
- PROMINENT SITUATION.
- DISTANCE FROM CIRCA:
DUNGANNON - 6.8 MILES
COALISLAND – 3.5 MILES
PORTADOWN – 12 MILES
- AMPLE CUSTOMER PARKING.
- APPROX. 53 SQ M INCLUDING STAFF FACILITIES & OPTIONAL REAR STORE.
- GLASS FRONTED RETAIL AREA APPROX. 34 SQ M.
- MEZZANINE STORAGE / DISPLAY AREA.
- STAFF TOILET, OFFICE & KITCHEN.
- DOUBLE ENTRANCE DOORS.
- SEMI-VAULTED CEILING.
- ELECTRIC ROLLER SHUTTER.
- IDEAL FOR A NUMBER OF POTENTIAL USES.

ACCOMMODATION IN BRIEF:

RETAIL AREA: 5.7M X 6M

GLAZED SHOP FRONT WITH GLAZED DOUBLE DOORS. SEMI-VAULTED CEILING. MEZZANINE STORAGE / DISPLAY AREA.

KITCHEN AREA:

SINK WITH MIXER TAP FITTING.

STAFF TOILET:

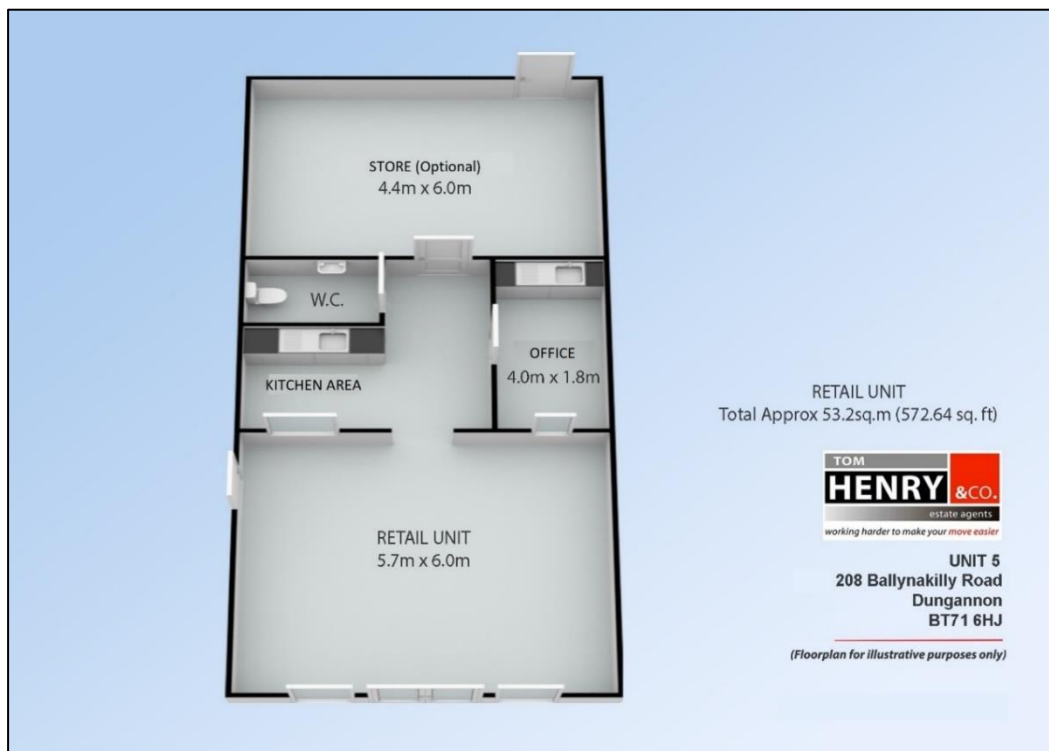
W.C. WASH HAND BASIN WITH MIXER TAP FITTING.

OFFICE: 4M X 1.8M

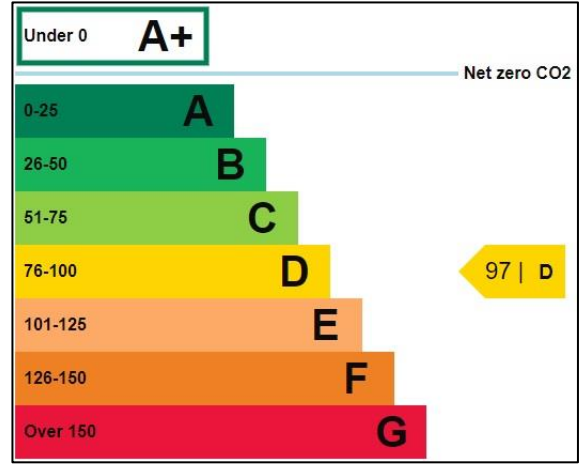
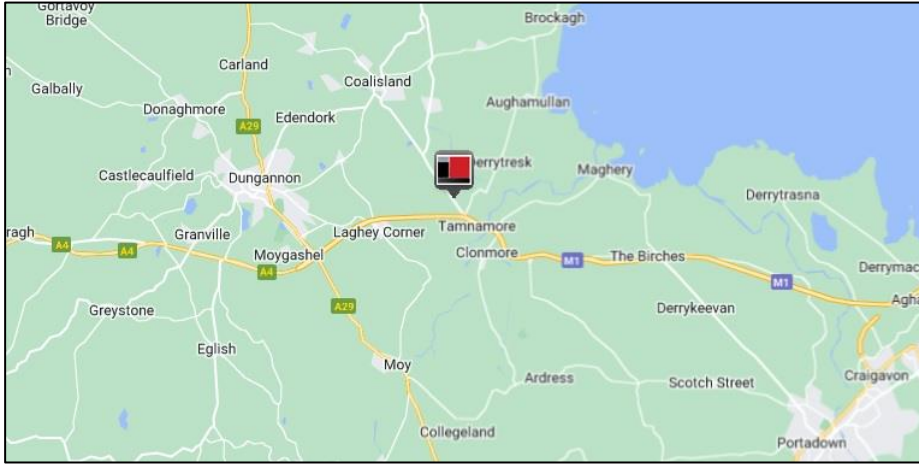
STORE (OPTIONAL): 4.4M X 6M



FLOOR PLANS FOR I.D. PURPOSES ONLY:



LOCATION MAP & EPC:



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.