

TO LET

FORMER PRIMARY SCHOOL

85 MAIN STREET

BENBURB

DUNGANNON

CO. TYRONE

BT71 7LG



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

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LANDMARK BUILDING ON A GENEROUS & PROMINENT SITE

SITUATED ON A PROMINENT SITE EXTENDING TO CIRCA. 1 ACRES WITH SUPERB ROAD FRONTAGE IN BUSTLING BENBURB VILLAGE THIS FORMER PRIMARY SCHOOL IS SURE TO APPEAL TO A WIDE RANGE OF PERSPECTIVE BUSINESS USERS; FROM CHILDCARE PROVIDERS, AS TREATMENT ROOMS FOR THE LEISURE / HEALTH SECTOR OR AS PROFESSIONAL OFFICE SPACE – SUBJECT TO REQUIRED CONSENTS.

THE PROPERTY BOASTS SIGNIFICANT EXTERNAL SPACE WITH AMPLE OFF-STREET PARKING AND INTERNALLY OFFERS VERSATILE ACCOMMODATION WITH UP TO 6 INDIVIDUAL ROOMS PLUS STAFF FACILITIES EXTENDING TO CIRCA. 280 SQ M / 3000 SQ FT IN A MOST LOGISTICALLY CENTRAL LOCATION.

ACCOMMODATION ON ONE LEVEL – CIRCA. 280 SQ M NET INTERNAL – SITE APPROX. 1 ACRE



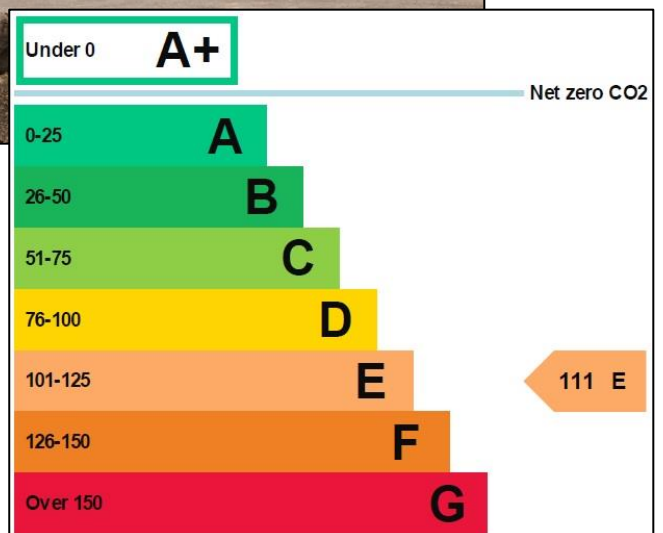
GUIDE RENT: £12,000 PER ANNUM.

RATES: T.B.C.

N.A.V: £9550

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

- LANDMARK FORMER PRIMARY SCHOOL FOR RENT.
- SITUATED ON A PROMINENT VILLAGE SITE.
- SUPERB ROAD FRONTAGE.
- SITE EXTENDING TO CIRCA. 1 ACRE.
- SPACIOUS & VERSATILE ACCOMMODATION.
- INTERNALLY APPROX. 280 SQ M / 3000 SQ FT.
- GENEROUS PARKING AREA TO FRONT.
- LOGISTICALLY CENTRAL LOCATION:
 - BENBURB VILLAGE CENTRE: APPROX. 0.1 MILES.
 - MOY: APPROX. 4 MILES.
 - ARMAGH CITY: APPROX. 7.5 MILES.
 - DUNGANNON: APPROX. 8 MILES.
 - PORTADOWN: 14 MILES.
- OIL FIRED CENTRAL HEATING.
- STAFF FACILITIES INCLUDING KITCHEN & TOILETS.
- WOULD BE IDEAL FOR A NUMBER OF USES S.T.P.P.





ACCOMMODATION IN BRIEF..

**ENTRANCE:
GLAZED DOUBLE ENTRANCE DOORS.**



KITCHEN AREA:

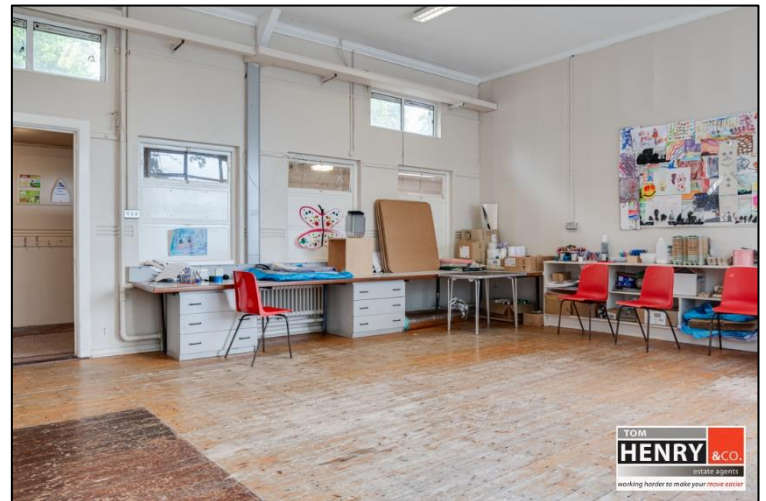
3.6M X 4M



DIABLED TOILET:



ROOM 1: 6.4M X 7.4M



FORMER CANTEN: 5M X 5.1M



ROOM 2: 6.4M X 11.5M



ROOM 3: 1.9M X 3.4M

ROOM 4: 3.1M X 3.2M

ROOM 5: 1.9M X 3.4M

TOILETS:

UTILITY STORES:



OUTSIDE:

TARMAC PARKING AREA TO FRONT.

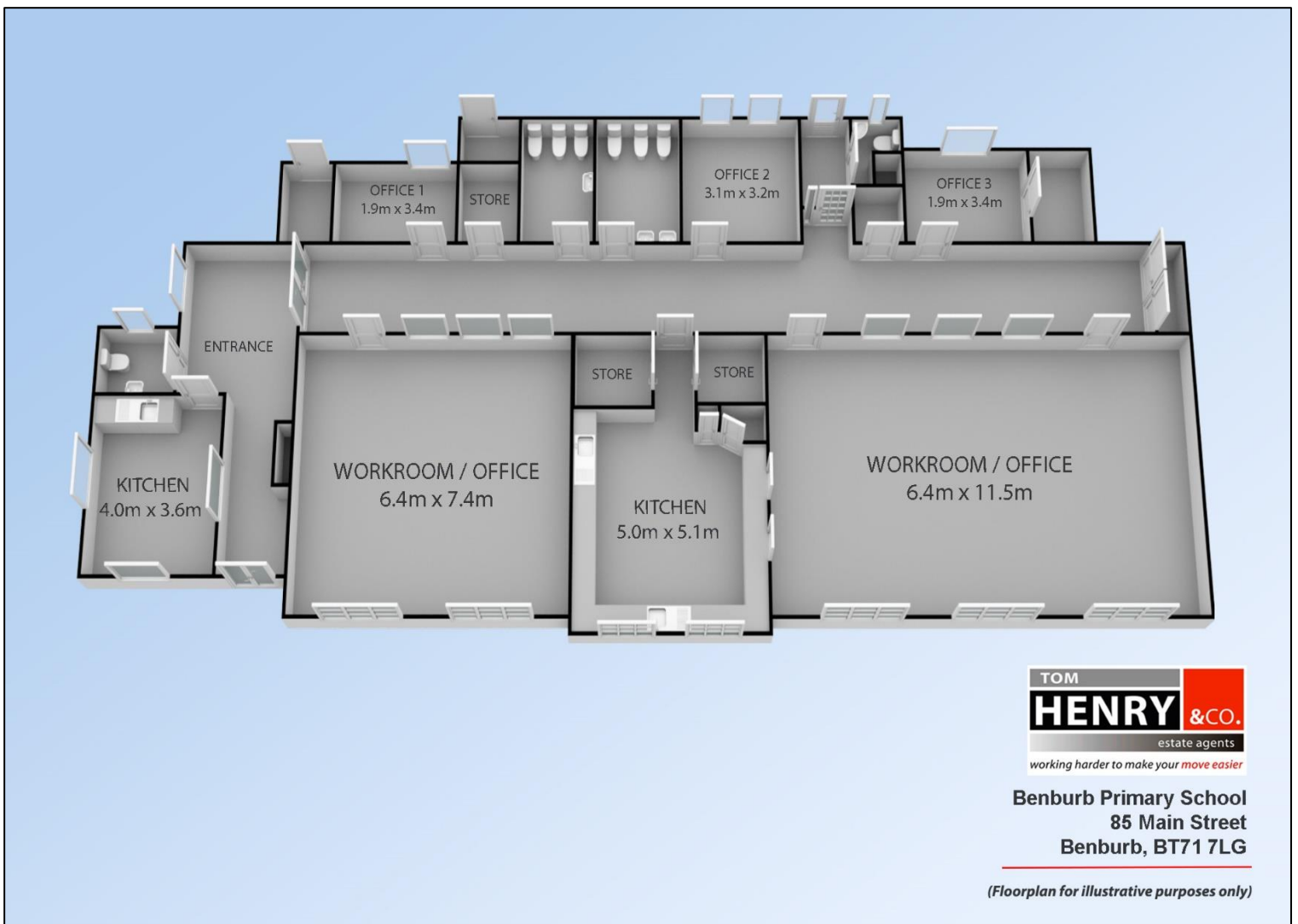
GENEROUS AREA TO REAR ACCESSED VIA REAR DOOR & A RIGHT OF WAY TO SIDE – AREA LAID TO TARMAC & GRASS (FORMER PLAYGROUND).

FLOORPLANS FOR I.D. PURPOSES ONLY.





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working harder to make your move easier



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Benburb Primary School
85 Main Street
Benburb, BT71 7LG

(Floorplan for illustrative purposes only)

Thinking of selling or renting your home?



Want to know what your property is worth?

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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.