

**8-9 SCOTCH STREET CENTRE
DUNGANNON
CO. TYRONE
BT70 1AR**



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

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PRIME RETAIL PREMISES FOR SALE

PRIME RETAIL PREMISES LOCATED ADJACENT TO MAIN TOWN CAR PARK AND EN ROUTE TO MAIN THOROUGHFARE. THIS SUPERB, HIGHLY VISABLE UNIT HAS BEEN RECENTLY REFURBISHED WITH NEW ELECTRIC SHUTTERS AND POLISHED BLACK ALUMINIUM SHOP FRONT AND OUTER DOOR.



GUIDE PRICE: P.O.A.

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

89

This is how energy efficient the building is.

PROPERTY FEATURES...

- HIGH PROFILE PROPERTY.
- INTERNAL FRONTAGE CIRCA. 11 METRES.
- GENEROUS WINDOW DISPLAY WITH PLATFORM DISPLAY AREA.

ACCOMMODATION IN BRIEF...

GROUND FLOOR CIRCA. 88M²:

SALES AREA WITH MANAGER'S OFFICE.
NEW FLOORING.
RECESSED AND LIGHTING TRACK.
STAIRS TO FIRST FLOOR...

FIRST FLOOR:

CURRENTLY USED AS OFFICES AND STORES (4). STAFF TOILET AND KITCHEN.



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

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

N.B.

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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.