

FOR SALE / TO LET

LANDMARK PREMISES

18 CHURCH STREET

DUNGANNON

CO. TYRONE

BT71 6AB



working harder to make your move easier

26 Church Street,
Dungannon,
Co. Tyrone,
N. Ireland
BT71 6AB

T: (028) 8772 6992
F: (028) 8772 6460
E: tom@tomhenryandco.com

“A FANTASTIC OPPORTUNITY TO PURCHASE / LEASE A LANDMARK BUILDING OF INTERESTING LAYOUT ON ONE OF DUNGANNON’S BUSIEST THOROUGHFARES”

SITUATED IN A PRIME LOCATION THIS SUBSTANTIAL PROPERTY (CIRCA. 2400 SQ FT) IS MOST CONVENIENT TO ALL MAJOR TOWN CENTRE CAR PARKS & ENJOYS MANY ATTRACTIVE FEATURES SUCH AS SLIDING SASH WINDOWS, DOUBLE WOODEN OUTER DOORS, FEATURE STONEMWORK & WARM WOODEN FLOORS - THIS PROPERTY HAS BOTH ASTHETIC AND COMMERCIAL APPEAL.

THE PREMISES EXTEND ACROSS 3 STORIES, THE GROUND FLOOR BEING PREVIOUSLY UTILISED AS A BEAUTY SALON, BUT WITH THE POTENTIAL FOR OTHER BUINESS USAGE EG. CAFÉ, BOUTIQUE, OFFICES (S.T.P.P). THE FIRST FLOOR HAS FURTHER VALUABLE SPACE, INCLUDING RESTROOMS, WITH THE SECOND FLOOR OFFERING POTENTIAL RESIDENTIAL ACCOMMODATION WITH A FORMER KITCHEN, SHOWER ROOM, BEDROOM & LIVING ROOM.

OFFERED TO THE MARKET FOR SALE OR TO LET THIS UNIQUE PROPERTY IS SURE TO ATTRACT INTEREST FROM A RANGE OF DISCERNING PURCHASERS.



GUIDE PRICE: £129,950

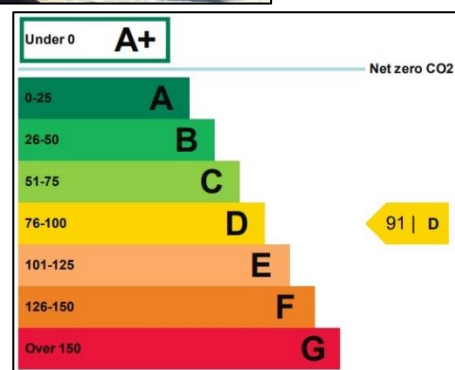
GUIDE RENT: £800PCM

NAV: £6450.00

RATES CURRENTLY: £3313.68

PROPERTY FEATURES & FLOOR PLANS OVERLEAF...

www.tomhenryandco.com



PROPERTY FEATURES...

- LANDMARK PREMISES FOR SALE / TO LET.
- PRIME LOCATION WITH SIGNIFICANT PASSING TRADE.
- CONVENIENT TO ALL MAJOR TOWN CENTRE CAR PARKS.
- CIRCA. 2400 SQ FT.
- MAY BE SUITABLE FOR A NUMBER OF POTENTIAL USES S.T.P.P.
- MAY HAVE REDEVELOPMENT / MIXED USE POTENTIAL.
- OIL FIRED CENTRAL HEATING.
- A FANTASTIC OPPORTUNITY.





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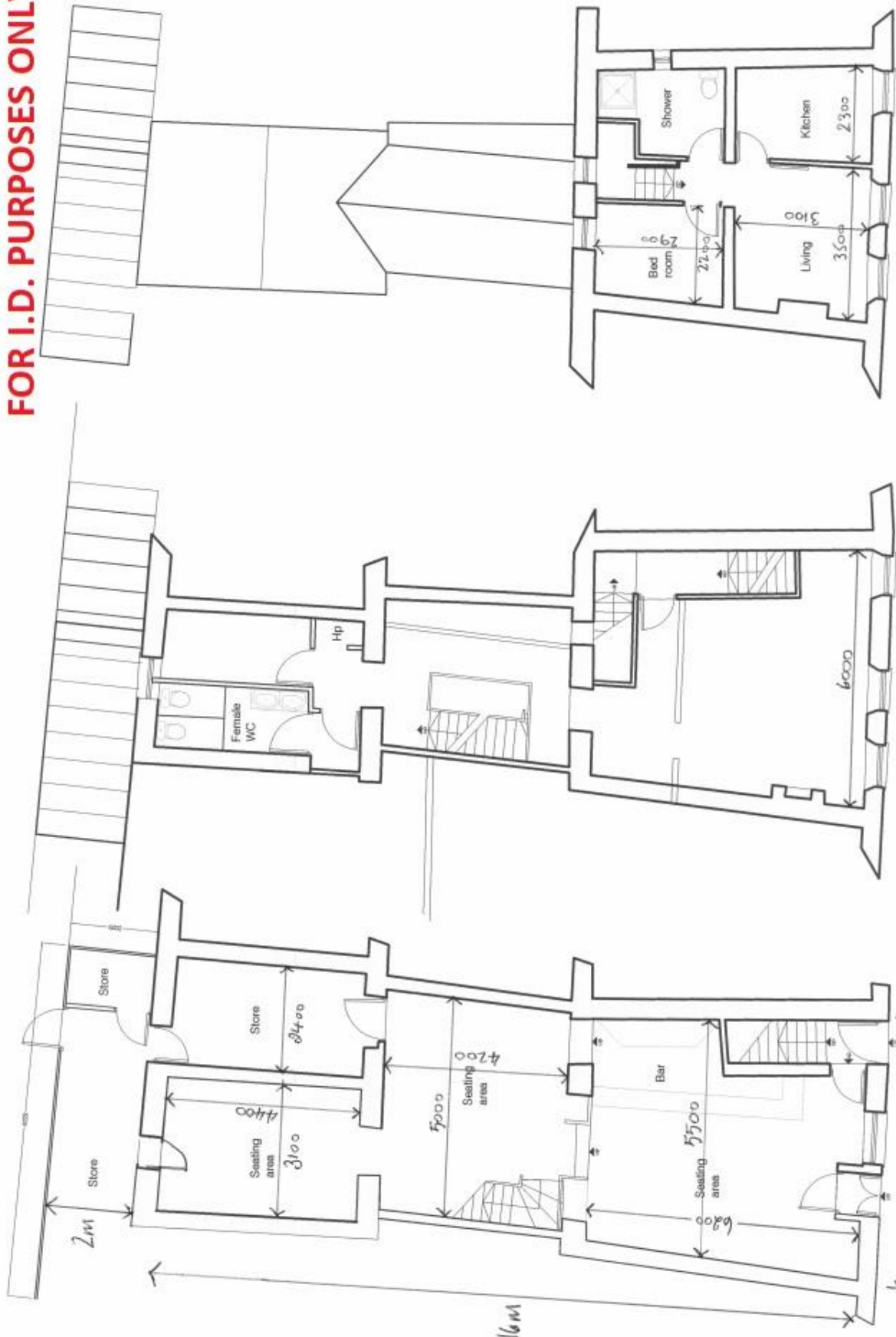
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FLOOR PLANS FOR I.D. PURPOSES ONLY.

FOR I.D. PURPOSES ONLY



Second floor plan
Scale 1:100
Existing second floor plan

First floor plan
Scale 1:100
Existing first floor plan

Ground floor plan
Scale 1:100
Existing ground floor plan

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.