

**20 BROOKE STREET
DUNGANNON
CO. TYRONE
BT71 7AN**

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APPROX. 390 SQ FT – CONVENIENT LOCATION – PARKING – SUITABLE FOR A NUMBER OF POTENTIAL USES (S.T.P.P)

LOCATED WITHIN WALKING DISTANCE OF ALL DUNGANNON TOWN AMENITIES AND BENEFITTING FROM PRIVATE PARKING FOR UP TO 2 CARS THIS IMMACULATE TURNKEY GROUND FLOOR UNIT WOULD BE IDEAL FOR USE AS A BEAUTICIANS, REFLEXOLOGIST, COUNSELLING ROOM OR AS A PROFESSIONAL OFFICE FOR A SOLICITOR, ACCOUNTANT, ARCHITECT, MORTGAGE ADVISOR, ETC.

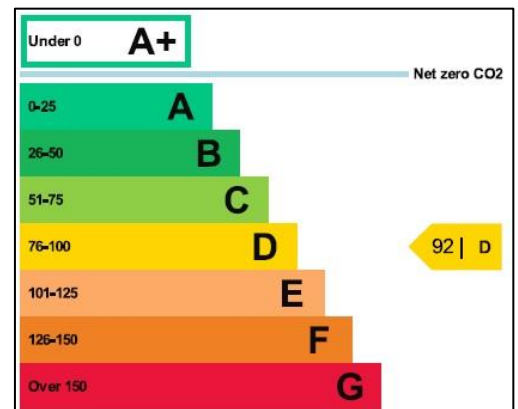
STAFF FACILITIES - OIL FIRED CENTRAL HEATING – TURNKEY



**GUIDE RENT: £390 PER MONTH
RATES: APPROX. £1125 PER YEAR**

Please note: Under the “Estate Agents Act” (1979) Tom Henry & Co must declare that a member of its staff or one of its directors has a personal interest in this property.

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ACCOMMODATION IN BRIEF...

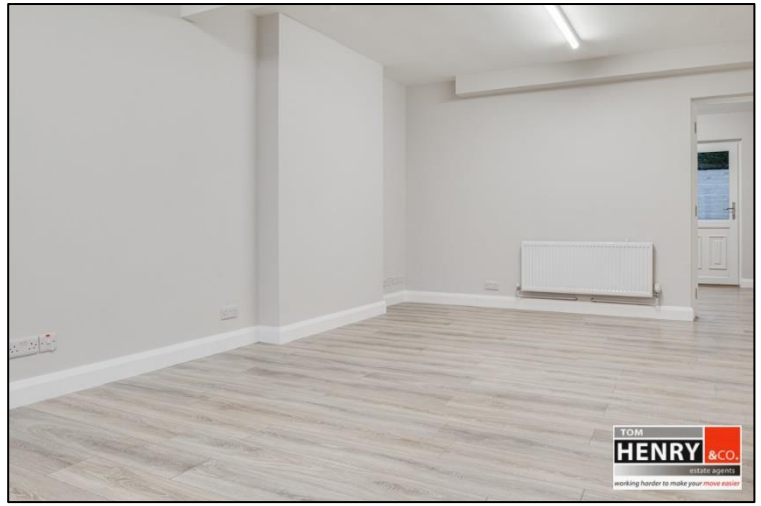
OFF-STREET PARKING TO FRONT FOR UP TO 2 CARS.



COMMUNAL ENTRANCE HALL:
TIMBER EXTERNAL DOOR. TILED FLOOR. PART GLAZED DOOR TO OFFICE.

OFFICE: 6.3M X 3.7M
PRE-FINISHED FLOOR.





TOILET:
WHITE SUITE. TOILET. WASH HAND BASIN WITH TILED SPLASH
BACK.



KITCHEN / STAFF ROOM: 3M X 4.3M
FITTED LOW LEVEL UNITS. S.S. SINK WITH MIXER TAP FITTING &
TILED SPLASH BACK. PRE-FINISHED FLOOR. U.P.V.C. EXTERNAL
DOOR WITH GLASS PANEL TO REAR YARD.





TOM
HENRY & CO.
estate agents
working harder to make your move easier

20 Brooke Street
Dungannon BT71 7AN

(Floorplan for illustrative purposes only)

BOILER

W.C.

KITCHEN
3.0m x 4.3m

OFFICE
6.3m x 3.7m

FLOORPLANS FOR I.D. PURPOSES ONLY.

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.