

**TO LET: 10 MARKET SQUARE
DUNGANNON
CO. TYRONE
BT70 1AB**



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

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

PRIME TOWN CENTRE BUILDING – C. 553 SQ M RETAIL – C. 161 SQ M STORAGE – TOTAL C. 714 SQ M

A SUPERB OPPORTUNITY TO ACQUIRE PRIME LANDMARK TOWN CENTRE RETAIL PREMISES EXTENDING TO CIRCA. 714 SQ M (7685 SQ FT) IN TOTAL (SEE PLANS ATTACHED FOR I.D. PURPOSES) – SUITABLE FOR A WIDE RANGE OF PROSPECTIVE TENANTS - LANDLORD MAY CONSIDER SUBDIVIDING SUBJECT TO NEGOTIATION.

THIS SUBSTANTIAL PROPERTY IS IDEALLY SITUATED CLOSE TO DUNGANNONS MAIN CARPARKS, BANKS AND OTHER MAJOR RETAILERS SUCH AS PEACOCKS, SAVERS, MENARYS, BOOTS, ETC.

INCENTIVES / RENT FREE PERIOD AVAILABLE – MAY BE SUB-DIVIDABLE



GUIDE RENT: £NEGOTIABLE

TOTAL NAV: £18,100

RATES APPROX. £10,000 PER ANNUM.

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES:

- HIGHLY PROMINENT TOWN CENTRE LOCATION.
- IMMEDIATELY ADJACENT TO PEACOCKS, SAVERS & SLOANS NEWSAGENTS.
- CLOSE TO DANSKE BANK, MENARYS, ULSTER BANK & BOOTS.
- UNTIL RECENTLY OCCUPIED BY A SUCESSFUL DRAPERY BUSINESS FOR 60+ YEARS.
- SIGNIFICANT PASSING TRADE / FOOTFALL.
- CIRCA. 553 SQ M (5952 SQ FT) RETAIL SPACE.
- CIRCA. 161 SQ M (1732 SQ FT) STORAGE.
- TOTAL: CIRCA. 714 SQ M (7685 SQ FT).
- LARGE GLAZED DISPLAY FRONTAGE.
- SHUTTERS.
- GAS FIRED CENTRAL HEATING.
- MAY BE SUB-DIVISIBLE SUBJECT TO NEGOTIATION.

ACCOMMODATION:

GROUND FLOOR:

2830 SQ FT / 263 SQ M – RETAIL.

FIRST FLOOR:

2249 SQ FT / 209 SQ M – RETAIL.

484 SQ FT / 45 SQ M – STORAGE.

SECOND FLOOR:

377 SQ FT / 35 SQ M - STORAGE.

ATTIC:

102 SQ FT / 31 SQ M – STORAGE.

BASEMENT:

544 SQ FT / 50 SQ M – STORAGE.

LOCATION:

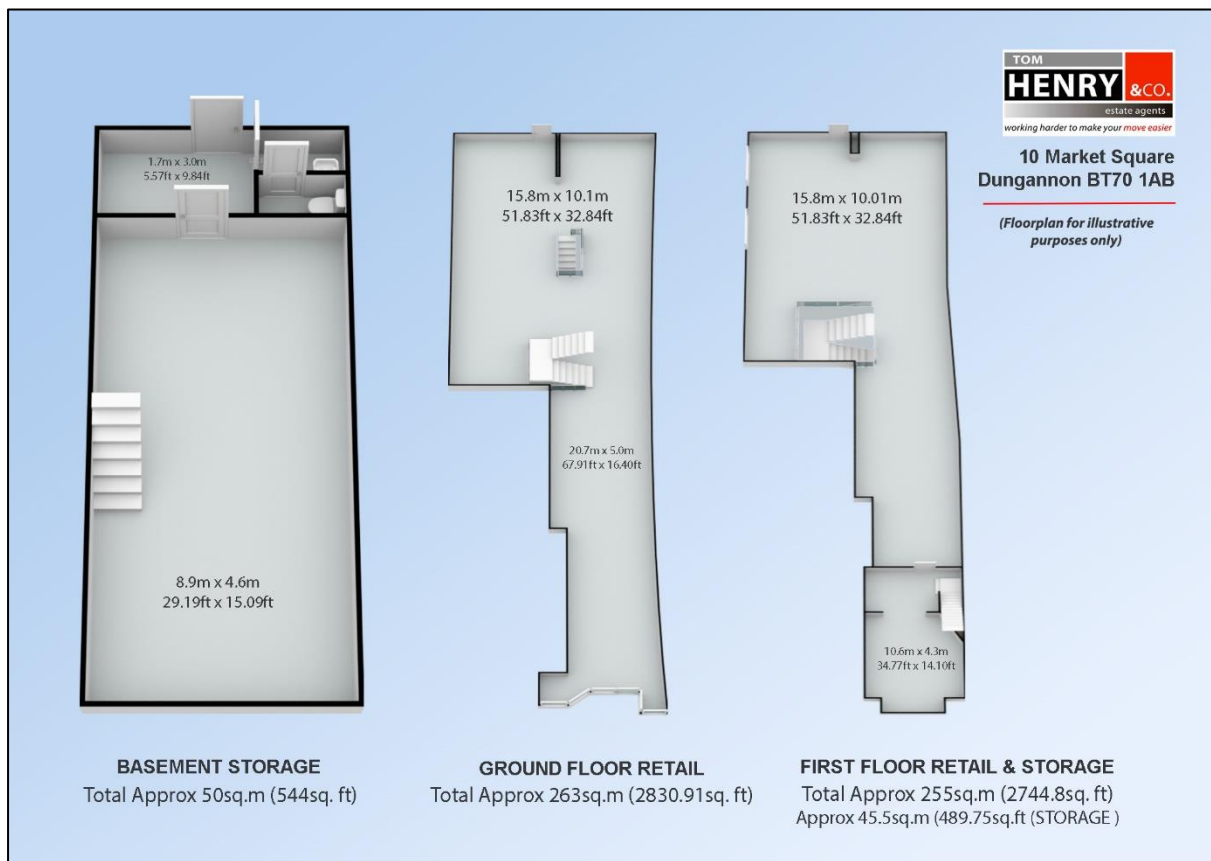
DUNGANNON IS LOCATED JUST OFF THE M1 MOTORWAY, APPROXIMATELY 40 MILES FROM BELFAST, 30 MILES FROM LISBURN, 15 MILES FROM PORTADOWN AND CLOSE TO THE SOUTH-WESTERN SIDES OF LOUGH NEAGH. THE TOWN HAS A POPULATION OF OVER 15.5K IN THE 2011 CENSUS.

THE TOWN SERVES A LARGE RURAL HINTERLAND & TOWN CONTINUES TO HAVE A STRONG INDUSTRIAL BASE WITH OCCUPIERS IN THE AREA INCLUDING DUNBIA, LINDEN FOODS, MOY PARK, MCCLOSKEY INTERNATIONAL & POWERSCREEN.

DESCRIPTION:

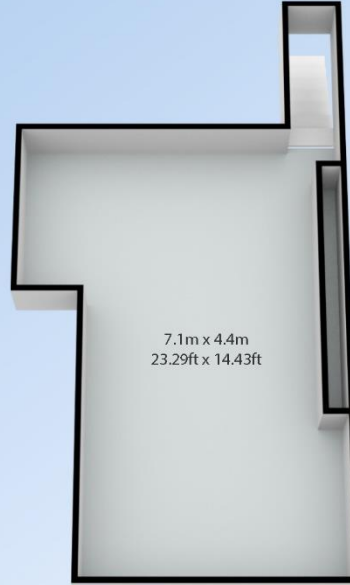
THE PROPERTY FRONTS DUNGANNONS MARKET SQUARE / TOWN CENTRE AND BACKS ON TO PERRY STREET CAR PARK AND PROVIDES RETAIL ACCOMMODATION OVER GROUND & FIRST FLOOR AND STORAGE OVER THE FIRST FLOOR, SECOND FLOOR, BASEMENT & ATTIC. THE PROPERTY BOASTS SIGNIFICANT GLAZED DISPLAY FRONTAGE OVER THE TOWN CENTRE TO ITS GROUND & FIRST FLOOR. THE PROPERTY MAY BE SUB-DIVISIBLE TO SUIT.

FLOORPLANS FOR I.D. PURPOSES:



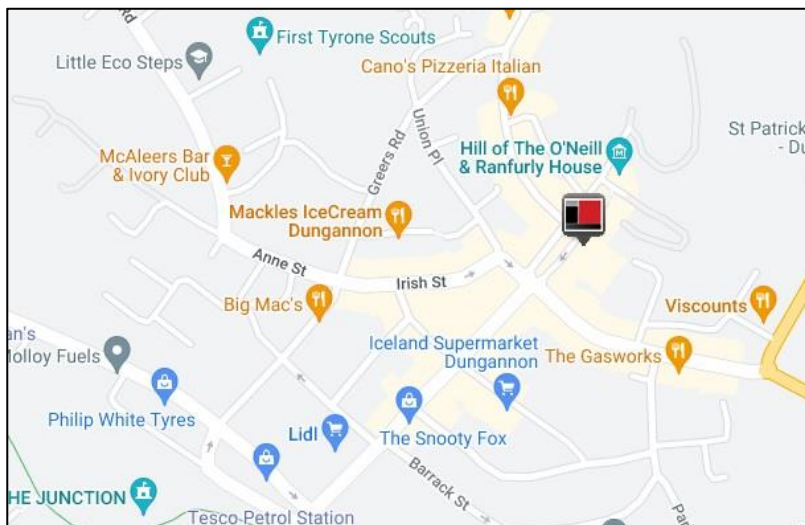


SECOND FLOOR STORAGE
Total Approx 35sq.m (377.0sq. ft)



ATTIC STORAGE
Total Approx 31.2sq.m (102.36sq.ft)

ENERGY PERFORMANCE CERTIFICATE & LOCATION MAP:



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.