

**TO LET**

**NEW UNIT / UNITS**

**10 WHITEBRIDGE ROAD**

**BALLYGAWLEY**

**CO. TYRONE**

**BT70 2JG**



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

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**NEW BUILD UNIT / UNITS – CENTRAL LOCATION – C. 250 SQ M / 2690 SQ FT - PARKING**

NEW BUILD UNIT / UNITS EXTENDING TO CIRCA. 250 SQ M (2690 SQ FT) SUITABLE FOR LIGHT INDUSTRIAL / RETAIL USE.

IDEALLY LOCATED JUST OFF BUSTLING BALLYGAWLEY MAIN STREET WITHIN A PRIVATE, SECURE COMPOUND WITH AMPLE PARKING & BENEFITTING FROM A HIGH VOLUME OF POTENTIAL PASSING TRADE.

THIS UNIT / UNITS WOULD BE IDEAL FOR A NUMBER OF POTENTIAL USES INCLUDING RETAIL, TREATMENT ROOMS, TRADE COUNTER, ETC. (S.T.S.C.) AND MAY BE LET IN ONE OR TWO LOTS TO SUIT.



**GUIDE RENT:** ON APPLICATION.

**N.A.V.** £T.B.C.

**RATES:** £T.B.C.

**[www.tomhenryandco.com](http://www.tomhenryandco.com)**

## PROPERTY FEATURES...

- NEW BUILD COMMERCIAL UNIT / UNITS TO LET.
- AVAILABLE TO RENT IN ONE OR TWO LOTS TO SUIT.
- GROUND FLOOR CIRCA. 143 SQ M / 1540 SQ FT.
- FIRST FLOOR CIRCA. 107 SQ M / 1150 SQ FT.
- TOTAL: CIRCA. 250 SQ M / 2690 SQ FT.
- PRIME LOCATION JUST OFF BALLYGAWLEY MAIN STREET.
- SECURE COMPOUND WITH AMPLE PARKING.
- 3 PHASE ELECTRIC.
- SIDE ROLLER DOOR ACCESS.
- RETAIL SHOP FRONT / FRONTS TO FRONT ELEVATION.
- DISTANCE FROM CIRCA:
  - BALLYGAWLEY - APPROX. 70 METERS
  - AUGHNACLOY – APPROX. 4.3 MILES
  - DUNGANNON – APPROX. 13.5 MILES
  - OMAGH – APPROX. 16 MILES
- CURRENT PLANNING PERMISSION FOR LIGHT INDUSTRIAL USE (CLASS B2).
- MAY BE SUITABLE FOR RETAIL / TRADE COUNTER / LIGHT INDUSTRIAL / TREATMENT ROOMS S.T.S.C.





**ACCOMMODATION:**

GROUND FLOOR: 15.1M X 9.5M

FIRST FLOOR: 11.4M X 9.4M

**INTERNAL LAYOUT MAY BE ALTERED TO SUIT SUBJECT TO NEGOTIATION.**





**FOR I.D. PRUPOSES ONLY.**



**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.**