

**TO LET**

**32 SCOTCH STREET  
DUNGANNON  
CO. TYRONE  
BT70 1AR**



*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

**EXCEPTIONALLY WELL SITUATED HIGH PROFILE RETAIL PREMISES**

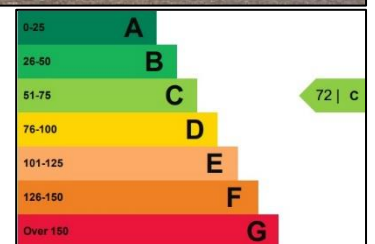
SITUATED ON A PRIME HIGH PROFILE SITE ON THE CORNER OF SCOTCH STREET AND BENEFITTING FROM A SIGNIFICANT LEVEL OF PASSING TRADE AND CLOSE TO MAJOR CARPARK THESE WELL MAINTAINED PREMISES EXTEND TO CIRCA. 1860 SQ FT OVER TWO FLOORS & PRESENT AN EXCEPTIONAL OPPORTUNITY FOR EITHER CONTINUED USE AS RETAIL SPACE OR AS MANY OTHER USES (SUBJECT TO NECESSARY PLANNING CONSENTS).



**PRICE ON APPLICATION**

**TERMS: NEGOTIABLE.**

**RATES: CIRCA. £7200 PA.**



**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.

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

**ACCOMMODATION IN BRIEF...**

**GROUND FLOOR:**

**CIRCA. 979 SQ FT**

GLAZED SHOP FRONT. TILED FLOOR.



**FIRST FLOOR:**

**CIRCA. 880 SQ FT**

LARGE OPEN PLAN SPACE – CURRENTLY USED AS STORE BUT HAS SUPERB POTENTIAL AS OFFICE SPACE, ETC.

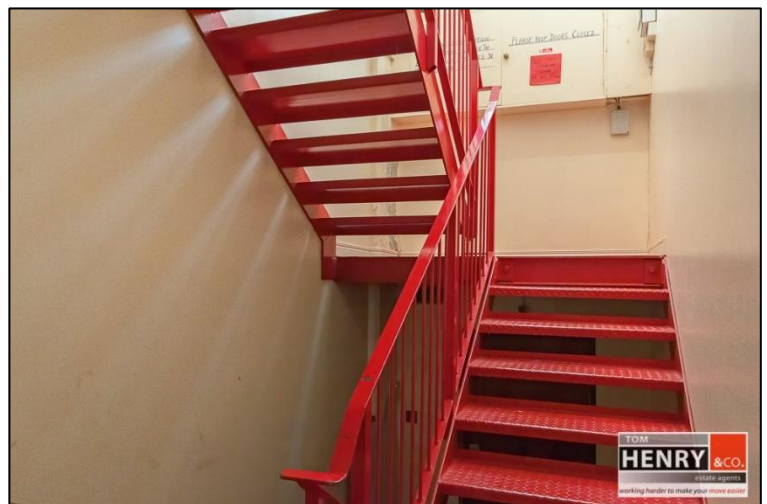
OFFICE:

TOILETS:

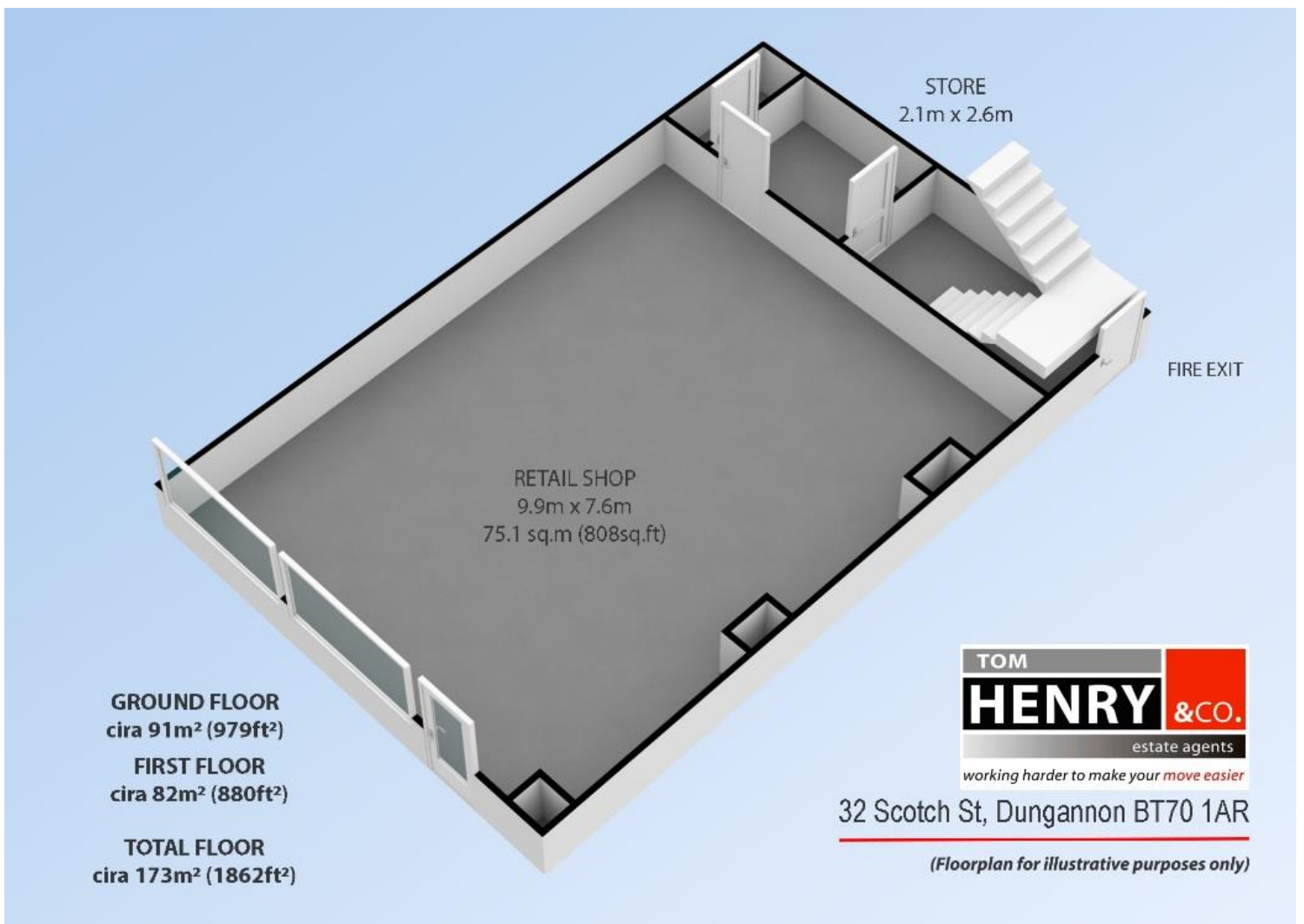
HIS AND HERS.

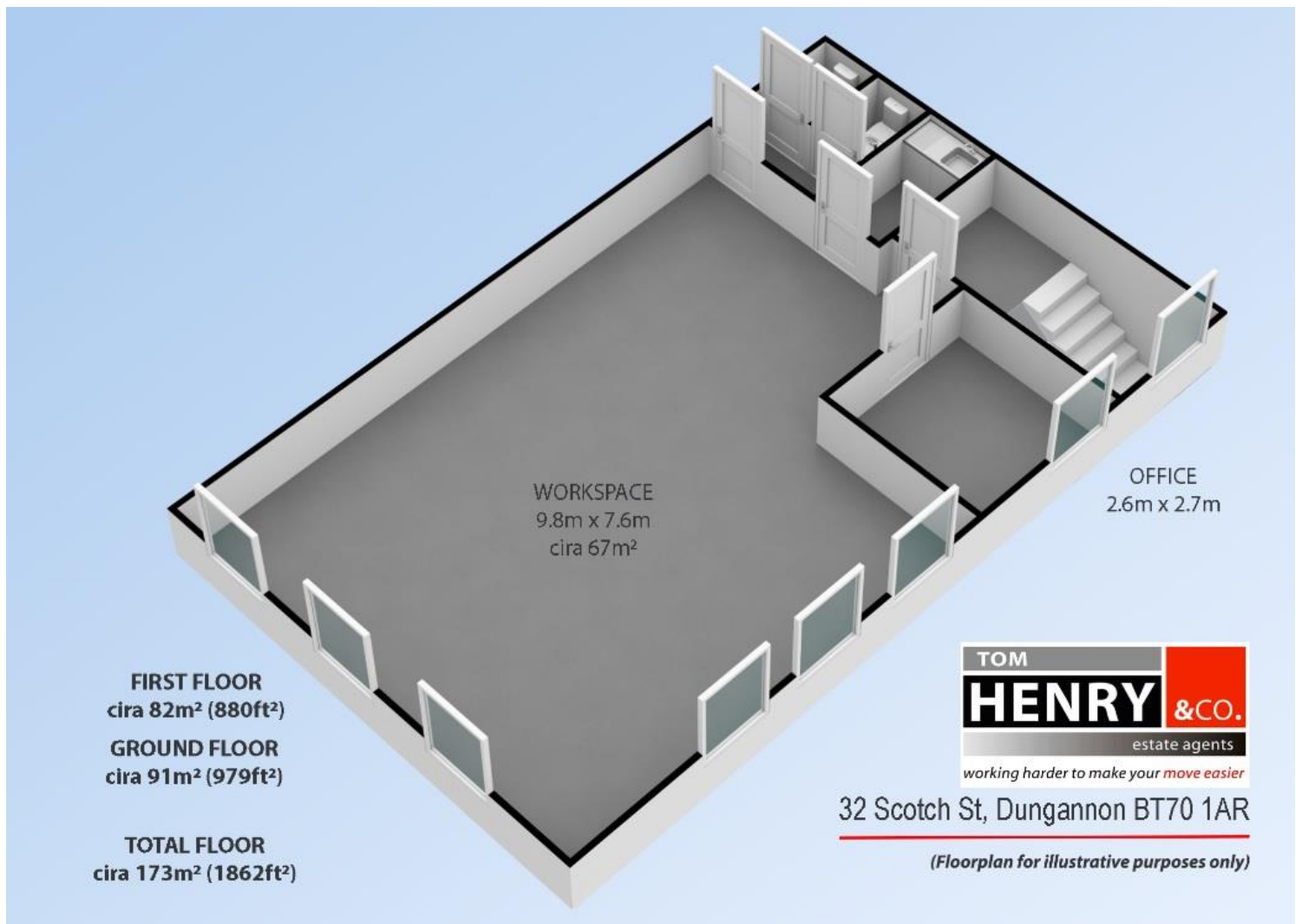
KITCHEN:

HIGH AND LOW LEVEL UNITS. S.S.SINK AND DRAINER WITH MIXER TAP FITTING. SMALL BREAKFAST BAR AREA.



**FLOOR PLANS FOR I.D. PURPOSES ONLY.**





**Thinking of selling or renting your home?**

**TOM HENRY & CO.**  
estate agents est. 1979

**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**

RICS [www.tomhenryandco.com](http://www.tomhenryandco.com) / [www.tomhenryrentals.com](http://www.tomhenryrentals.com) / 028 87726992

**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.**