

**UNIT 5**  
**COHANNON BUSINESS PARK**  
**208 BALLYNAKILLY ROAD**  
**DUNGANNON**  
**CO. TYRONE**  
**BT71 6HJ**



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

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

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**TO LET – PRIME SHOP UNIT**

PRIME UNIT EXTENDING TO CIRCA. 45 SQ M PLUS STAFF FACILITIES AVAILABLE TO LET IN THIS BUSTLING BUSINESS PARK BENEFITTING FROM A HIGH VOLUME OF PASSING TRADE JUST OFF JUNCTION 14 OF THE M1 INTERSECTION. WITH LARGED GLAZED DISPLAY WINDOWS, AN OFFICE, AMPLE PARKING & ADDITIONAL STORAGE SPACE AVAILABLE AT COST THIS UNIT WOULD BE IDEAL FOR A NUMBER OF POTENTIAL USES (S.T.P.P).

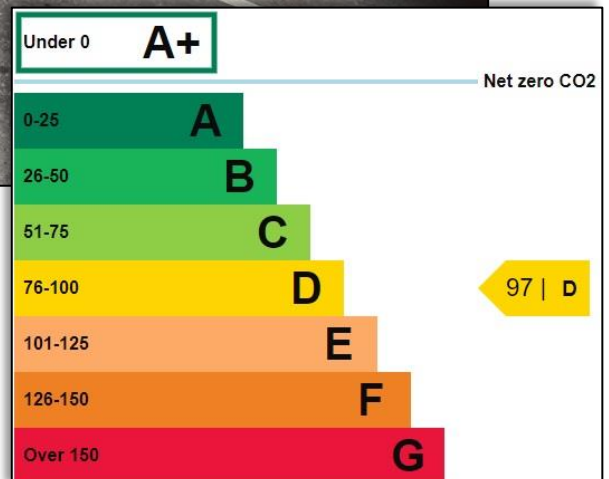


**GUIDE RENT:** P.O.A.

**N.A.V.** £10,700

**RATES:** APPROX. £5497.11

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# PROPERTY FEATURES...

- BUSY LOCATION JUST OFF JUNCTION 14 OF M1 INTERSECTION.
- DESIGNATED PARKING.
- SHOP (6.00 X 5.70M).
- GLAZED DISPLAY WINDOWS.
- DOUBLE ENTRANCE DOORS.
- SEMI-VAULTED CEILING.
- AIR CONDITIONING.
- REMOTE SHUTTER.
- WORK-ROOM / OFFICE (4.12 X 2.39M).
- TOILET (1.51 X 2.16M).
- KITCHEN (1.80 X 4.00M).
- ADDITIONAL STORAGE SPACE AVAILABLE SUBJECT TO NEGOTIATION - (5.95 X 3.65M).

*Thinking of selling or renting your home?*



**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.

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## **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.**