

UNITS 8 & 9
SCOTCH STREET CENTRE
DUNGANNON
CO. TYRONE
BT70 1AR



working harder to make your *move easier*

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TO LET - NEWLY RENOVATED UNITS IN A PRIME LOCATION

RENOVATED TO A "HIGH SPECIFICATION TURNKEY" FINISH THESE NO.2 UNITS PRESENT A FANTASTIC OPPORTUNITY FOR THOSE SEEKING "READY-TO-TRADE" PREMISES IN A PRIME LOCATION WITH SIGNIFICANT POTENTIAL PASSING TRADE.

AVAILABLE FOR OCCUPATION FROM FEBRUARY 2024 EACH UNIT EXTENDS TO CIRCA. 80 SQ M / 860 SQ FT OVER TWO FLOORS AND WOULD BE IDEAL FOR A NUMBER OF USES S.T.S.C – RETAIL / OFFICE / PROFESSIONAL SERVICES / HEALTH & BEAUTY.

SITUATED ADJACENT TO MAIN TOWN CAR PARK AND EN ROUTE TO MAIN THOROUGHFARE THESE HIGHLY VISABLE UNITS ARE SURE TO ATTRACT SIGNIFICANT INTEREST, THUS EARLY EXPRESSION OF INTEREST IS RECOMMENDED.



ONLY 1 UNIT REMAINING!



GUIDE RENT: £700 PER MONTH

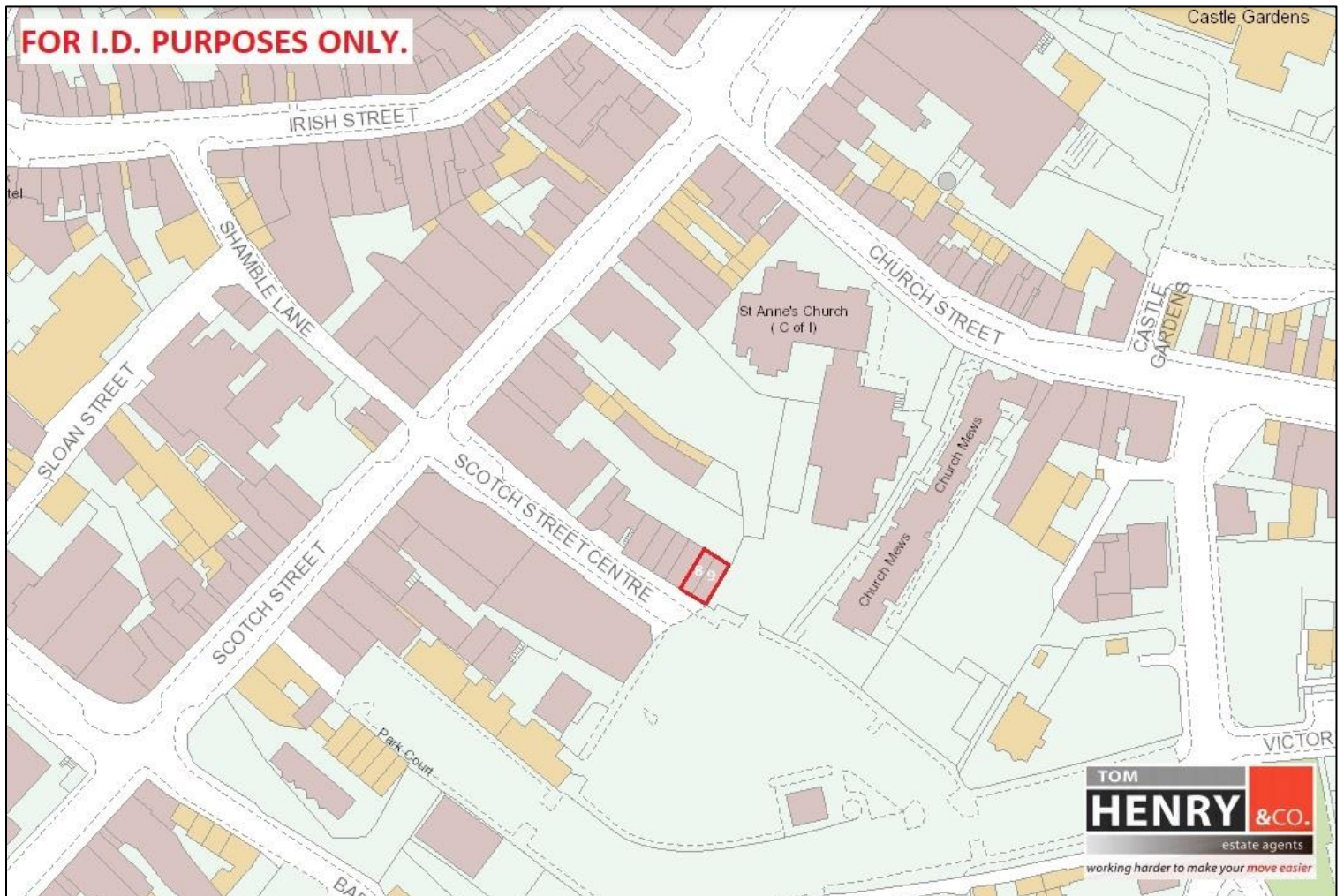
RATES: APPROX. £3000 PER ANNUM

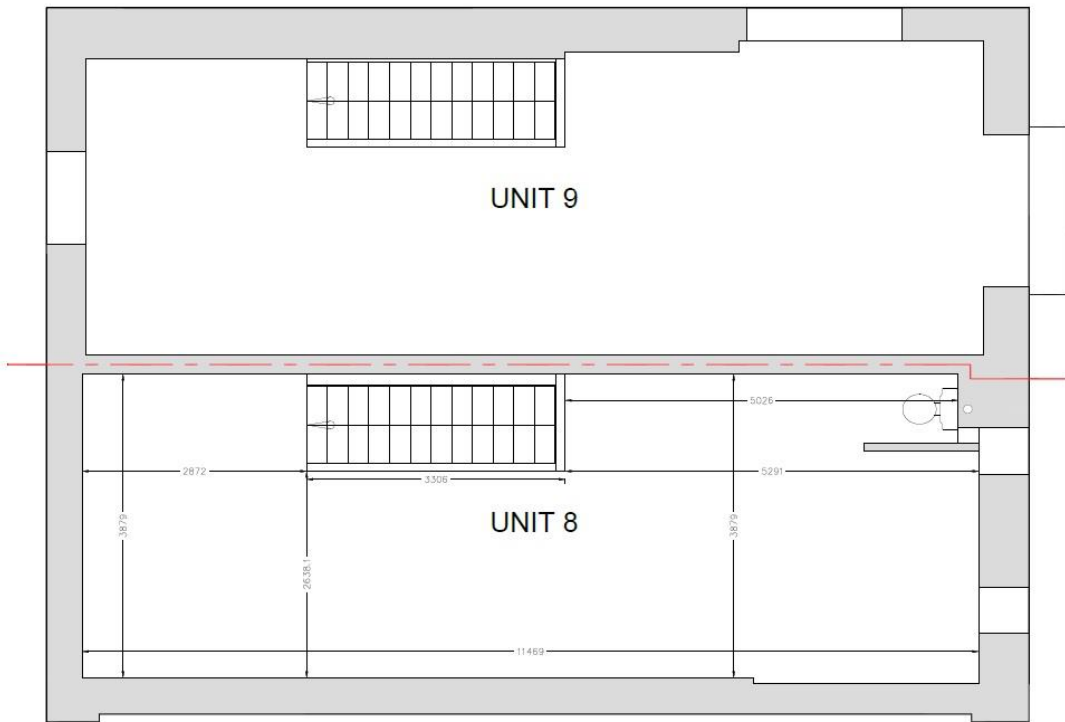
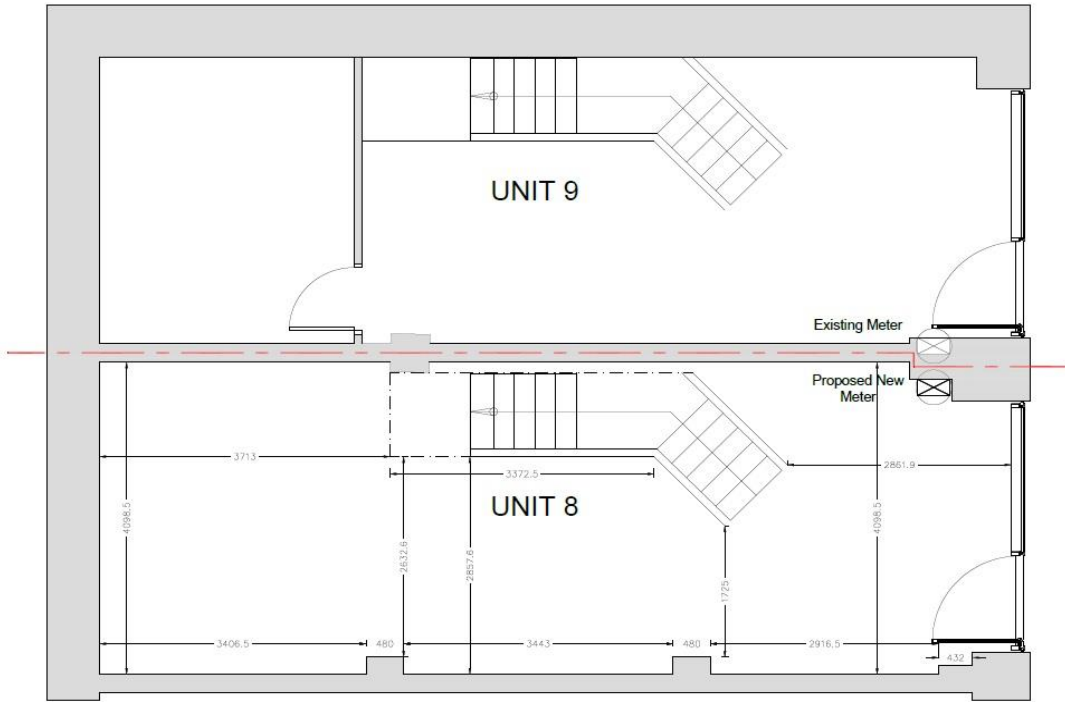
PROPERTY FEATURES & LOCATION MAP OVERLEAF...

www.tomhenryandco.com

PROPERTY FEATURES...

- TWO HIGH SPECIFICATION “TURNKEY” UNITS.
- AVAILABLE FROM FEBRUARY 2024.
- EACH UNIT APPROX. 80 SQ M / 860 SQ FT OVER 2 STOREYS.
- COMPREHENSIVELY UPGRADED WIRING.
- ELECTRIC ROLLER SHUTTERS.
- GLAZED DISPLAY FRONTAGE.
- ELECTRIC HEATING.
- STAFF TOILETS & KITCHEN FACILITIES.
- PRIME LOCATION ADJACENT TO MAIN TOWN CAR PARK.
- SIGNIFICANT POTENTIAL PASSING TRADE.
- IDEAL FOR RETAIL / OFFICES / PROFESSIONAL SERVICES / BEAUTY / ETC.





FLOORPLANS FOR I.D. PURPOSES ONLY.

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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 & TO REGISTER YOUR INTEREST PLEASE CONTACT THE SOLE AGENT.