

TO LET

7 OLD DUNGANNON ROAD

BALLYGAWLEY

DUNGANNON

CO. TYRONE

BT70 2EY

TOM

HENRY

&CO.

estate agents

working harder to make your move easier

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

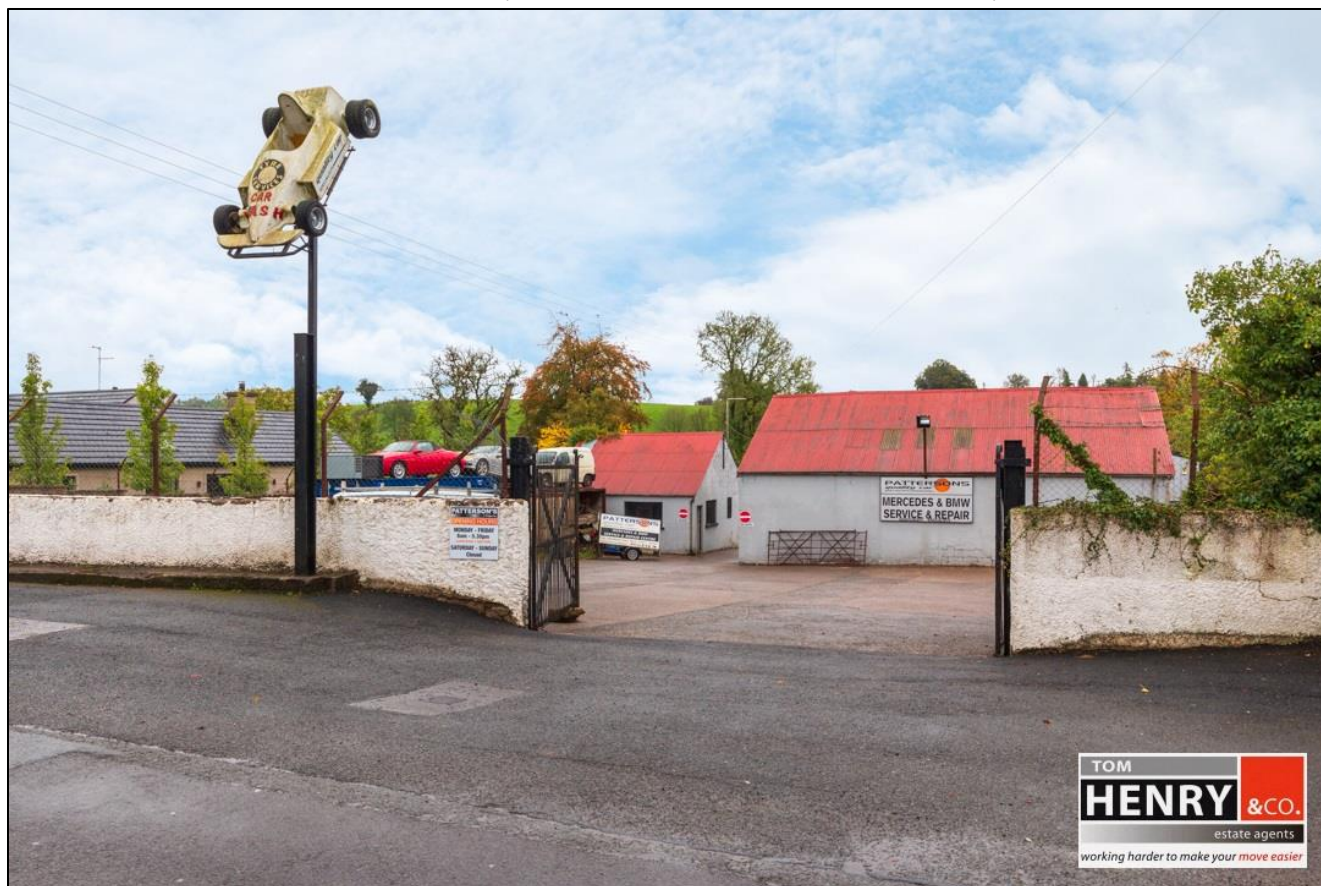
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LANDMARK SECURE YARD WITH RANGE OF WORKSHOPS, STORES & OFFICES

ENJOYING A PRIME SITUATION JUST OFF BUSTLING BALLYGAWLEY TOWNS MAIN STREET, "PATTERSONS YARD" PRESENTS A FANTASTIC OPPORTUNITY FOR A WIDE RANGE OF PROSPECTIVE USES (S.T.P.P.).

BENEFITTING FROM SUPERB ACCESS TO THE MAIN ROADS NETWORK AND OFFERING A RANGE OF WORKSHOPS, STORES & OFFICE ACCOMMODATION WITHIN A SECURE COMPOUND, THIS UNIQUE LOT WOULD BE IDEAL FOR MANUFACTURING, STORAGE, DISTRIBUTION, VEHICLE REPAIRS, ETC.

WORKSHOPS & STORES: C.500 SQ M – OFFICE SPACE: C.18 SQ M – YARD: C.1140 SQ M



GUIDE RENT: £30,000 PER ANNUM

N.A.V. £6450

CURRENT RATES: APPROX: £3500 PER ANNUM

FEATURES, ACCOMMODATION IN BRIEF & FLOORPLANS OVERLEAF...

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PROPERTY FEATURES...

- LANDMARK SECURE COMPOUND WITH RANGE OF WORKSHOPS, STORES & OFFICES.
- SITUATED JUST OFF BUSTLING BALLYGAWLEY MAIN STREET.
- SIGNIFICANT ROAD FRONTAGE & PASSING TRAFFIC.
- GOOD ACCESS TO THE MAIN ROADS NETWORK:
 - DUNGANNON: APPROX. 13 MILES.
 - OMAGH: APPROX. 16 MILES.
 - ENNISKILLEN: APPROX. 30 MILES.
 - MONAGHAN: APPROX. 30 MILES.
- C. 1140 SQ M / 12250 SQ FT USEABLE YARD SPACE.
- CAVITY BLOCK CONSTRUCTED WORKSHOP C. 274 SQ M / 2930 SQ FT.
- RANGE OF FURTHER STORES & WORKSHOPS TOTALLING C. 227 SQ M / 2440 SQ FT.
- OFFICE SPACE WITH STAFF FACILITIES.
- 3 PHASE ELECTRIC ON SITE.
- WOULD SUIT MANUFACTURING, DISTRIBUTION, STORAGE OR SALES (S.T.P.P.).
- TERMS AND INCENTIVES NEGOTIABLE.



ACCOMMODATION IN BRIEF...

GATED ENTRANCE TO CONCRETE & TARMAC YARD.



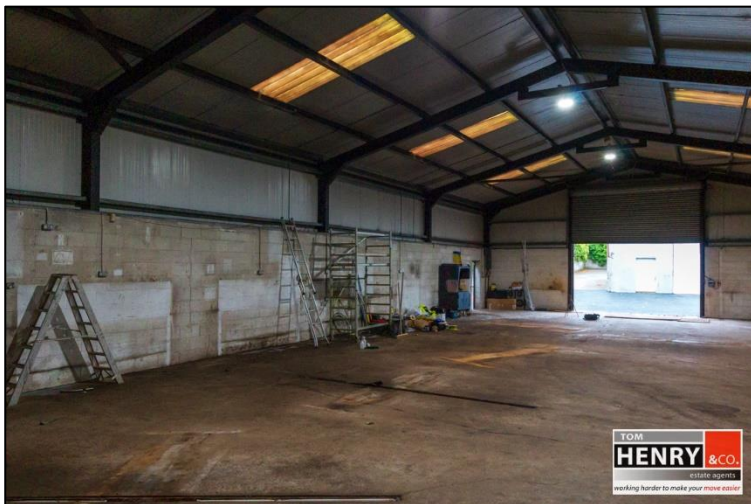
WORKSHOP 1: 10.2M X 13.3M (135 SQ M)
SLIDING DOOR TO REAR. SINGLE PHASE ELECTRIC. ELECTRIC LIGHTS.



WORKSHOP 2:

24.0M X 11.4M (273 SQ M)

CAVITY BLOCK CONSTRUCTION WITH INSULATED ROOF. NO.2 ELECTRIC REMOTE ROLLER DOORS. THREE PHASE ELECTRIC. ELECTRIC LIGHTS.



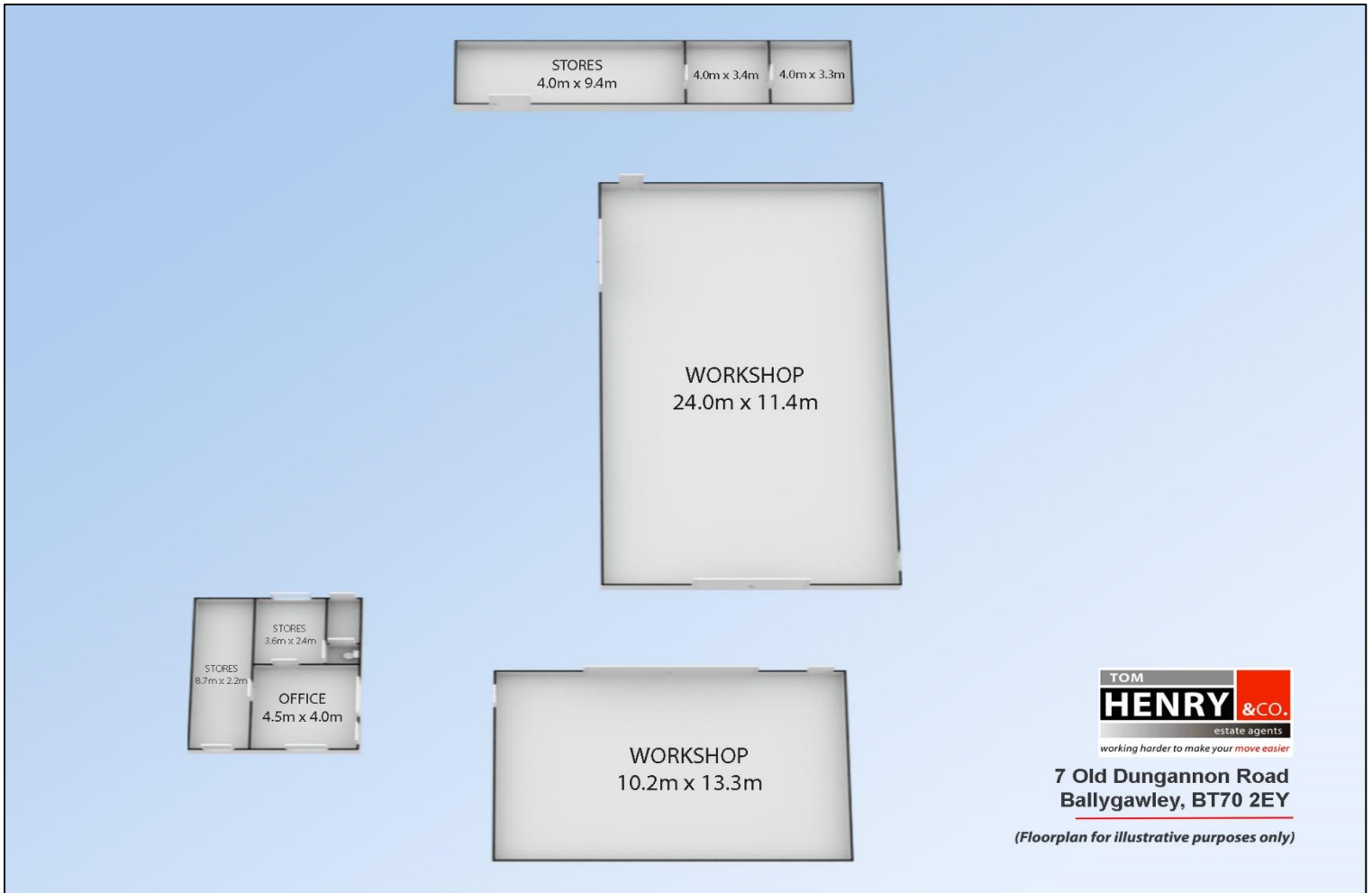
OFFICE BLOCK:

OFFICE: 4.5M X 4.0M (18 SQ M)
STORE 1 / POTENTIAL OFFICE: 8.7M X 2.2M (19 SQ M)
STORE 2 / POTENTIAL OFFICE: 3.6M X 2.4M (8 SQ M)
STAFF TOILET:



REAR STORES / POTENTIAL OFFICES:

STORE 1: 4.0M X 9.4M (37 SQ M)
STORE 2: 4.0M X 3.4M (13 SQ M)
STORE 3: 4.0M X 3.3M (13 SQ M)





FOR IDENTIFICATION PURPOSES ONLY



Thinking of selling or renting your home?

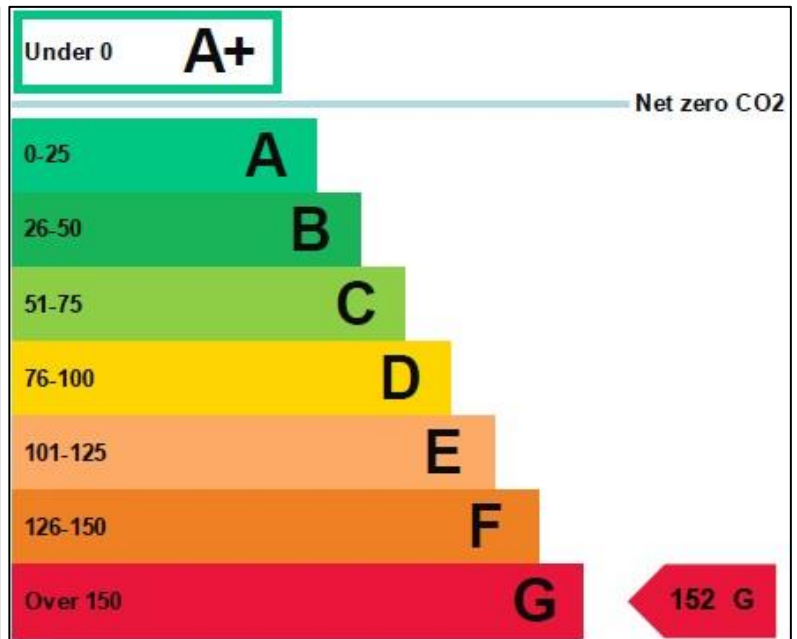


Want to know what your property is worth?

- > **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

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FLOORPLANS FOR I.D. PURPOSES 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 FURTHER DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.