

**TO LET**

**13A WILLIAM STREET  
DUNGANNON  
CO. TYRONE  
BT70 1DX**

**TOM  
HENRY & CO.**  
estate agents

*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](mailto:tom@tomhenryandco.com)

**SELF-CONTAINED COMMERCIAL UNIT IN A PRIME LOCATION**

EXTENDING TO CIRCA. 27 SQ M / 295 SQ FT THIS AFFORDABLE & WELL-PRESENTED COMMERCIAL UNIT BENEFITS FROM ITS CLOSE PROXIMITY TO CAR PARKING & SIGNIFICANT PASSING TRAFFIC.

FORMERLY UTILIZED AS A SUCCESSFUL NAIL BAR / BEAUTICIANS THIS UNIT WOULD BE IDEAL AS A PROFESSIONAL OFFICE OR TREATMENT ROOMS.

**TERMS & INCENTIVES NEGOTIABLE**



**GUIDE RENT: £100 PER WEEK**

**RATES: APPROX. £1250 PER ANNUM**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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

# PROPERTY FEATURES...

- AN AFFORDABLE & WELL-PRESENTED COMMERCIAL UNIT.
- EXTENDING TO CIRCA. 27 SQ M / 295 SQ FT
- PRIME LOCATION CLOSE TO CAR PARKING.
- SIGNIFICANT PASSING TRADE.
- GLAZED SHOP FRONT.
- STAFF FACILITIES – KITCHEN & TOILET.
- PREVIOUSLY UTILIZED AS A BEAUTICIANS / NAIL BAR.
- WOULD BE IDEAL AS TREATMENT ROOMS (MEDICAL OR BEAUTY) OR AS AN OFFICE.
- TERMS & INCENTIVES NEGOTIABLE.



**ACCOMMODATION IN BRIEF...**

VESTIBULE:  
WOODEN EXTERNAL DOOR WITH TILED FLOOR. P.V.C. INTERNAL DOOR WITH GLASS PANEL.

OFFICE / RETAIL AREA:  
GLAZED SHOP FRONT.





STAFF KITCHEN / TREATMENT ROOM:  
FITTED UNITS WITH S.S. SINK & DRAINER.

TOILET:  
TILED FLOOR. WASH HAND BASIN. TOILET.





RETAIL SHOP  
Approx 27.4 sq.m (294.93 sq.ft)



**13 William Street  
Dungannon BT70 1DX**

*(Floorplan for illustrative purposes only)*



**FLOORPLANS & LOCATION MAP FOR I.D. PURPOSES ONLY.**

**N.B.**

Tom Henry & Company Limited gives notice to anyone who may read these particulars as follows. These particulars do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. We cannot guarantee the accuracy or description of any dimensions, texts or photos which also may be taken by a wide camera lens or enhanced by photo shop. Dimensions may taken to the nearest 5m. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact. Tom Henry & Co. have not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order and do not offer any guarantees on their condition.

**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.**