

TO LET

**17 WILLIAM STREET
DUNGANNON
CO. TYRONE
BT70 1DX**



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

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

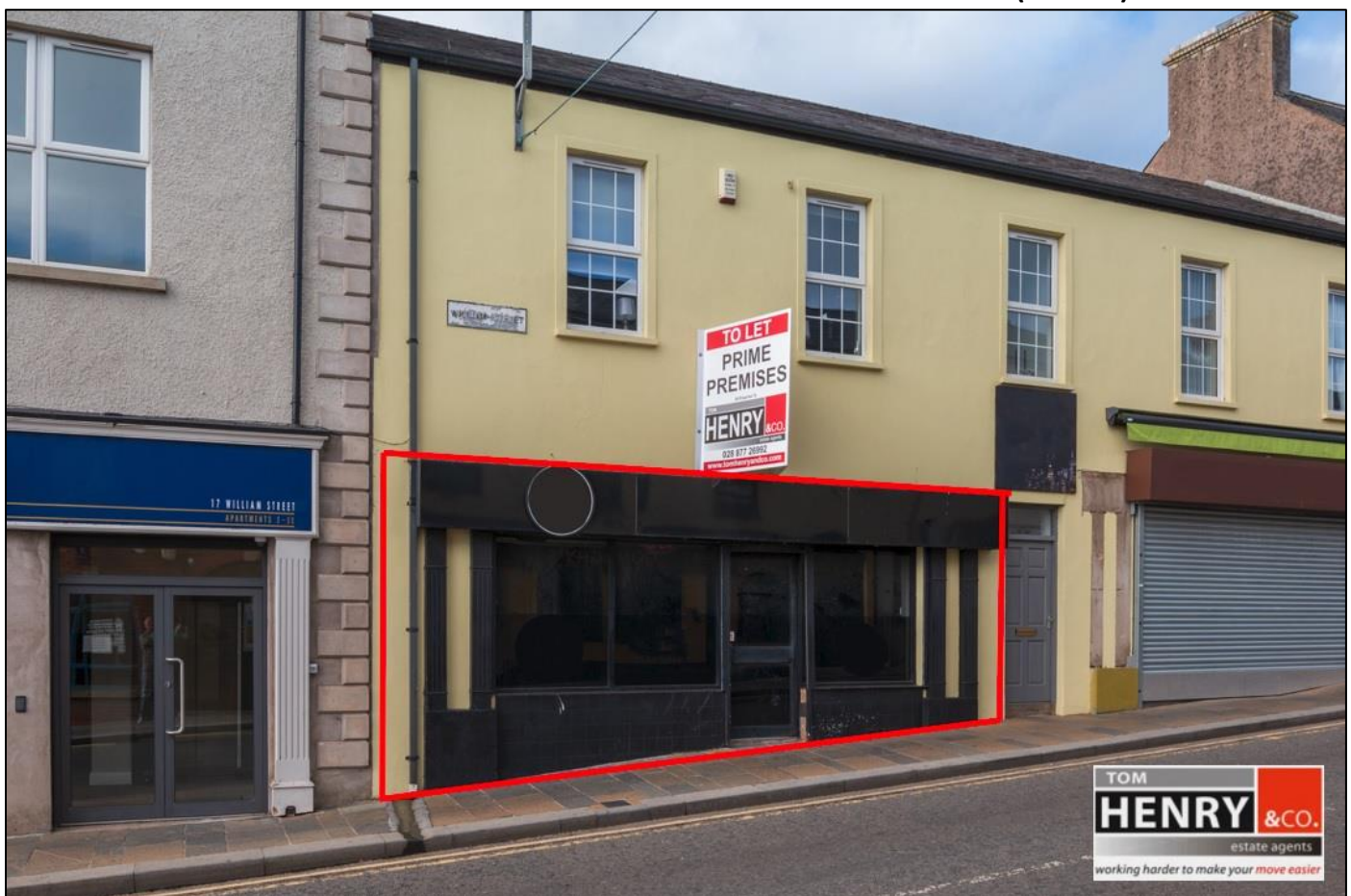
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PROMINENT UNIT TO LET

FORMERLY UTILISED AS A HOT FOOD TAKE-AWAY THIS SPACIOUS SHOP UNIT (CIRCA. 125 SQ M – 1350 SQ FT) IS LOCATED ON A PROMINENT POSITION WITH A HIGH VOLUME OF PASSING TRADE IN AN AREA POPULAR WITH A VARIETY OF OCCUPIERS.

CONVENIENT TO CAR PARKING & MAIN ARTERIAL ROUTES THIS REALISTICALLY PRICED & SPACIOUS UNIT IS SURE TO APPEAL TO RETAILERS, AS PROFESSIONAL OFFICES & THOSE IN THE FOOD INDUSTRY ALIKE.

“A SUPERB OPPORTUNITY FOR A NUMBER OF POTENTIAL USES (S.T.P.P.)”



GUIDE RENT: £400 PER MONTH

RATES: APPROX. £4500 PER ANNUM

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- PROMINENT TOWN LOCATION WITH SIGNIFICANT PASSING TRADE.
- CIRCA. 125 SQ M / 1345 SQ FT.
- FORMERLY UTILISED AS A HOT FOOD OUTLET.
- CONVENIENT TO CAR PARKING.
- SHUTTERED FRONT.
- GLASS DISPLAY WINDOW.
- TILED FLOOR.
- STAFF TOILETS.
- SUITABLE FOR MANY POTENTIAL USES (S.T.P.P.).
- TERMS & INCENTIVES NEGOTIABLE.



ACCOMMODATION IN BRIEF...

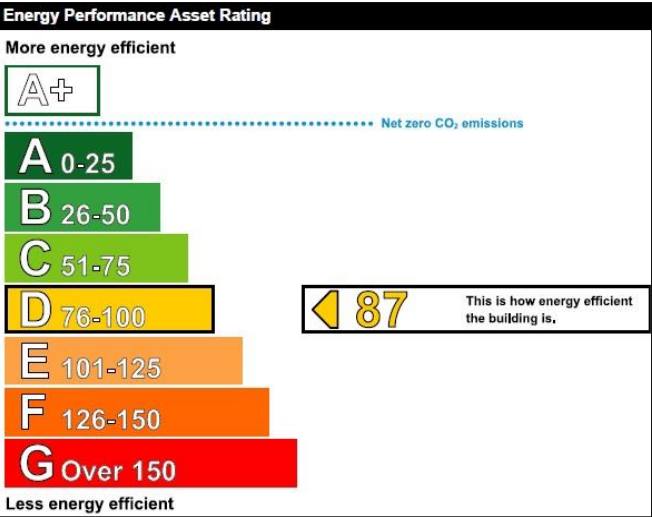
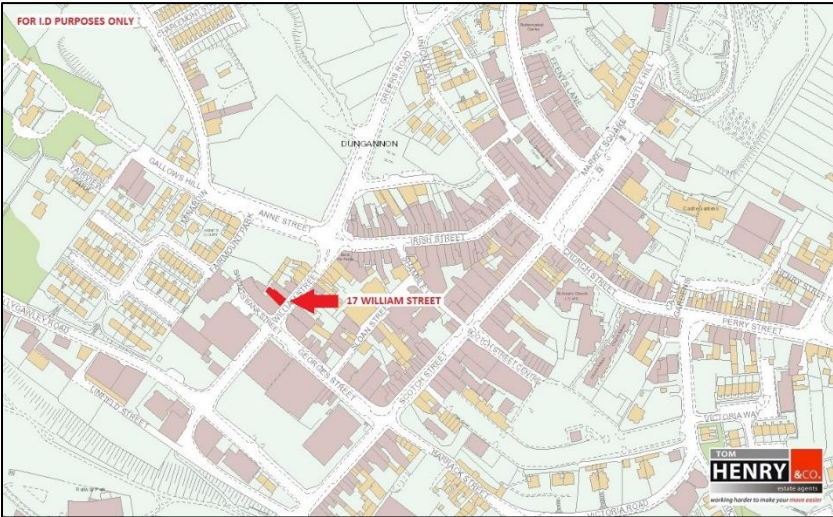
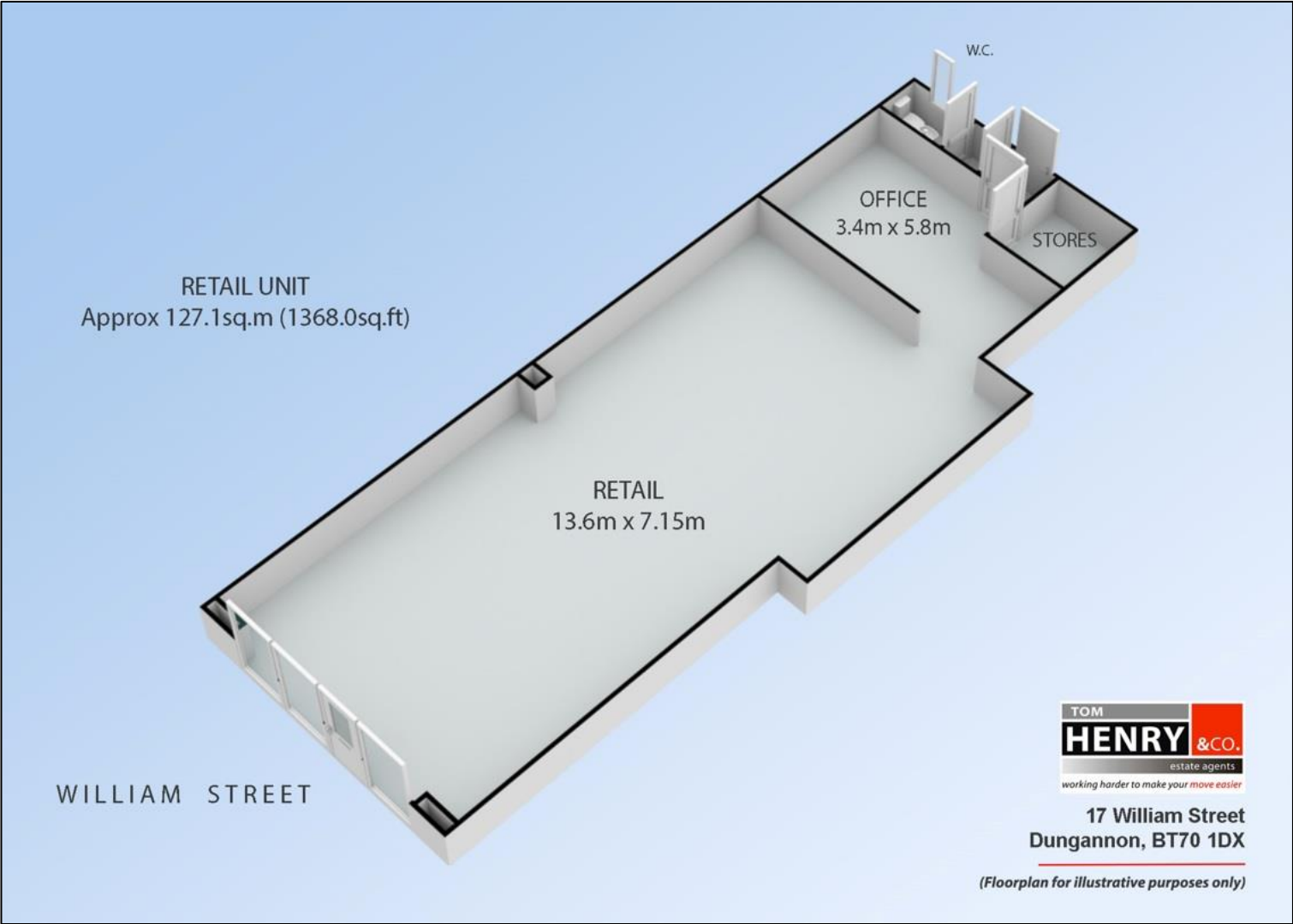
MAIN SHOP:
SUSPENDED CEILING.

OFFICE / FORMER FOOD PREP AREA:

STAFF TOILETS + STORE:

DOOR TO REAR:

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