

TO LET

UNIT 5 COHANNON COMPLEX

208 BALLYNAKILLY ROAD

DUNGANNON

CO. TYRONE

BT71 6HJ



working harder to make your move easier

26 Church Street,
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BT71 6AB

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RETAIL UNIT WITH STORAGE – BUSY COMPLEX LOCATION – 570 SQ FT

PRIME RETAIL UNIT EXTENDING TO CIRCA. 53 SQ M (570 SQ FT) INCLUDING STAFF FACILITIES & A STORE.

IDEALLY LOCATED WITH PROMINENT FRONTAGE IN THIS BUSTLING BUSINESS COMPLEX & BENEFITTING FROM A HIGH VOLUME OF PASSING TRADE WITH EXISTING OCCUPIERS INCLUDING SUBWAY & SPAR, JUST OFF JUNCTION 14 OF THE M1 INTERSECTION.

BOASTING A GLAZED RETAIL SPACE, STAFF OFFICE, AMPLE PARKING & A STORE, THIS UNIT WOULD BE IDEAL FOR A NUMBER OF POTENTIAL USES SUBJECT TO STATUTORY CONSENTS.



GUIDE RENT: £700 PER MONTH (APPLICABLE TO VAT).

N.A.V. £10,700

RATES: APPROX. £6230 PER ANNUM.

www.tomhenryandco.com

PROPERTY FEATURES...

- LOCATED WITHIN A BUSY COMPLEX WITH SIGNIFICANT PASSING TRADE.
- JUST OFF JUNCTION 14 OF THE M1 INTERSECTION.
- EXISTING OCCUPANTS INCLUDE SPAR / SUBWAY / A HOTEL / ETC.
- PROMINENT SITUATION.
- DISTANCE FROM CIRCA:
DUNGANNON: 6.8 MILES
COALISLAND: 3.5 MILES
PORTADOWN: 12 MILES
- AMPLE CUSTOMER PARKING.
- APPROX. 53 SQ M INCLUDING STAFF FACILITIES & STORE.
- GLASS FRONTED RETAIL AREA APPROX. 34 SQ M.
- MEZZANINE STORAGE / DISPLAY AREA.
- STAFF TOILET, OFFICE & KITCHEN.
- DOUBLE ENTRANCE DOORS.
- SEMI-VAULTED CEILING.
- ELECTRIC ROLLER SHUTTER.
- IDEAL FOR A NUMBER OF POTENTIAL USES.

ACCOMMODATION IN BRIEF:

RETAIL AREA: 5.7M X 6M

GLAZED SHOP FRONT WITH GLAZED DOUBLE DOORS. SEMI-VAULTED CEILING. MEZZANINE STORAGE / DISPLAY AREA.

KITCHEN AREA:

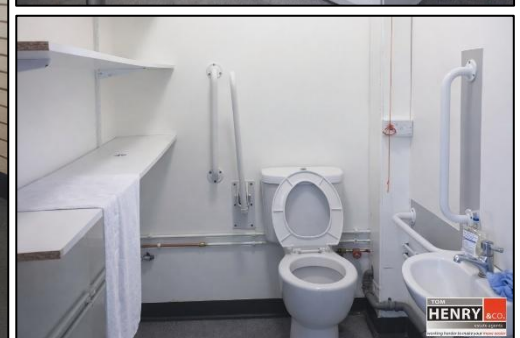
SINK WITH MIXER TAP FITTING.

STAFF TOILET:

W.C. WASH HAND BASIN WITH MIXER TAP FITTING.

OFFICE: 4M X 1.8M

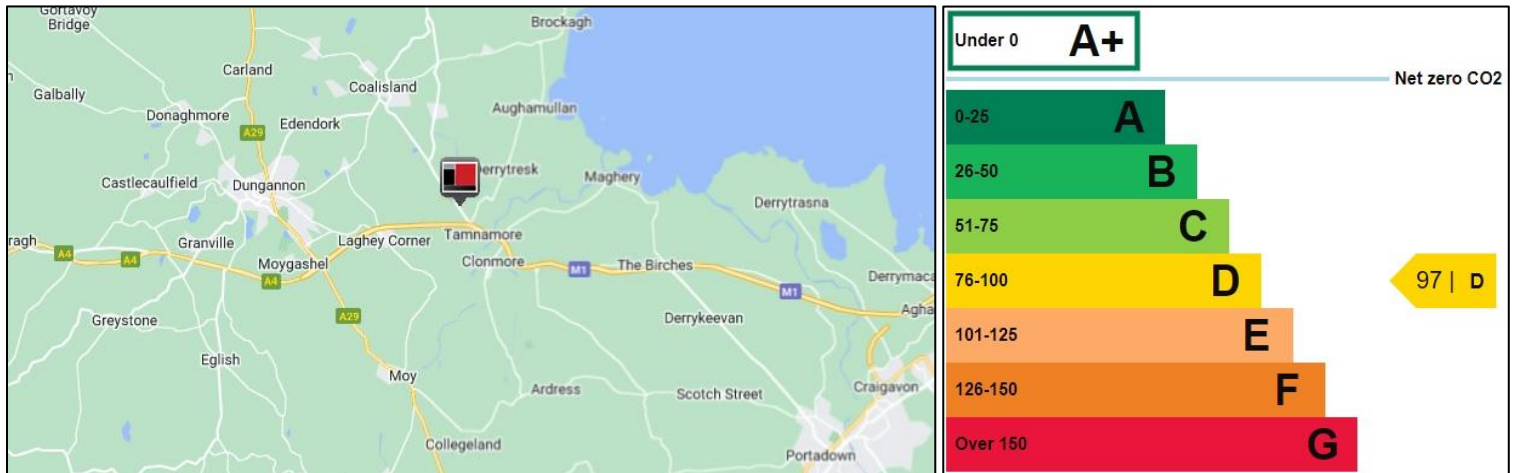
STORE: 4.4M X 6M



FLOORPLAN FOR I.D. PURPOSES ONLY:



LOCATION MAP & EPC:



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.