

FOR SALE / TO LET

21 SCOTCH STREET

DUNGANNON

CO. TYRONE

BT70 1AR



working harder to make your *move easier*

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A LANDMARK BUILDING ON ONE OF DUNGANNONS BUSIEST THOROUGHFARES

SITUATED IN A PRIME LOCATION THIS SUBSTANTIAL PROPERTY (CIRCA. 6000 SQ FT) IS MOST CONVENIENT TO ALL MAJOR TOWN CENTRE CAR PARKS & FOR OPTIMISING PASSING TRADE.

THE BUILDING HAS BEEN OPERATING AS A RETAIL DRAPERY BUSINESS FOR CIRCA. 50 YEARS & IS OFFERED FOR SALE OR TO LET DUE TO RETIREMENT. THE PREMISES ENJOY GENEROUS FRONTAGE WITH EXTENSIVE GROUND & FIRST FLOOR SALES AREAS & FURTHER SPACIOUS STORAGE & STAFF FACILITIES.

THE PREMISES HAVE BEEN MAINTAINED TO A HIGH STANDARD & ARE PRESENTED FOR SALE OR TO LET IN 'READY TO TRADE CONDITION'.

"SURE TO ATTRACT INTEREST FROM A RANGE OF DISCERNING PURCHASERS & TENANTS"



GUIDE PRICE: £249,950 **GUIDE RENT: ON APPLICATION**

N.A.V: £21,800.00

RATES: £11,629.19

PROPERTY FEATURES & FLOOR PLANS OVERLEAF...

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PROPERTY FEATURES:

- A LANDMARK TOWN CENTRE BUILDING.
- EXTENDING TO CIRCA. 6000 SQ FT.
 - GROUND FLOOR: C. 2680 SQ FT.
 - FIRST FLOOR: C. 2712 SQ FT.
 - SECOND FLOOR: C. 635 SQ FT.
- HIGH PROFILE TOWN CENTRE LOCATION.
- CONVENIENT TO MAIN CARPARKS.
- SIGNIFICANT PASSING TRADE.
- LARGE GLAZED SHOP FRONTAGE.
- OIL FIRED CENTRAL HEATING.
- ELECTRIC SHUTTERS.
- ALARM SYSTEM.
- SURE TO APPEAL FOR OWNER OCCUPATION, TO INVESTORS OR MAY HAVE POTENTIAL FOR MIXED USE REDEVELOPMENT S.T.P.P.
- SURE TO ALSO APPEAL TO A WIDE RANGE OF POTENTIAL TENANTS.



ACCOMMODATION IN BRIEF...

RETAIL AREA: 17.1M X 7.4M MAX



STORE: 9.4M X 7.0M MAX

STAFF CANTEEN:

TOILET:



FIRST FLOOR:

RETAIL AREA: 8.4 X 7.3
TO FRONT OF BUILDING.

RETAIL AREA: 19M X 7.5M PLUS 5.3M X 5.7M MAX
TO REAR OF BUILDING.

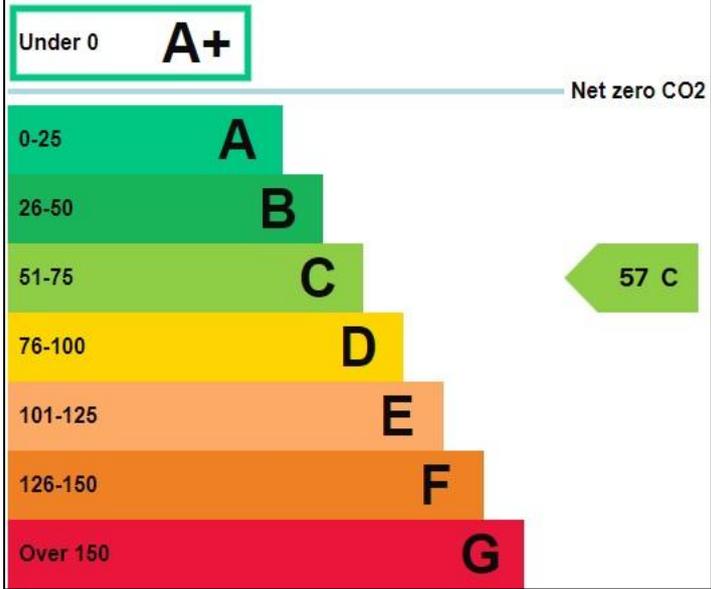




SECOND FLOOR:

STORE: 8.1M X 7.3M

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 FULL DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.