

**FOR SALE**

**66 SCOTCH STREET**

**DUNGANNON**

**CO. TYRONE**

**BT70 1AR**

**TOM**

**HENRY**

**&CO.**

estate agents

working harder to make your *move easier*

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N. Ireland  
BT71 6AB

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**LANDMARK RETAIL PREMISES WITH STORAGE & YARD**

SITUATED IN A PRIME LOCATION THIS CONSIDERABLE PROPERTY EXTENDS TO CIRCA. 697 SQ M / 7500 SQ FT AND IS OFFERED TO THE MARKET IN 1 OR 2 LOTS TO SUIT.

HAVING OPERATED AS A RETAIL HARDWARE BUSINESS FOR CIRCA. 50 YEARS THE BUILDING IS OFFERED FOR SALE DUE TO THE VENDORS IMPENDING RETIREMENT.

THE PREMISES ENJOY GENEROUS FRONTAGE TO LOWER SCOTCH STREET WITH SEPARATE ACCESS TO BARRACK STREET & AS SUCH ARE SUBDIVIDABLE IF REQUIRED.

**LOT 1:** SPACIOUS GROUND FLOOR SALES AREA WITH STORAGE & STAFF FACILITIES TO THE FIRST & SECOND FLOORS & BASEMENT STORAGE.

**LOT 2:** ACCESSED FROM BARRACK STREET INCLUDES A WORKSHOP, ENCLOSED YARD & STORAGE TO UPPER GROUND FLOOR.

CONVENIENT TO ALL MAJOR TOWN CENTRE CAR PARKS & WITH SIGNIFICANT POTENTIAL PASSING TRADE, THIS SALE PRESENTS A FANTASTIC OPPORTUNITY FOR OWNER OCCUPATION OR TO ENHANCE ANY PROPERTY PORTFOLIO.

**IDEAL FOR OWNER OCCUPATION / INVESTMENT / MAY HAVE POTENTIAL FOR MIXED USE RE-DEVELOPMENT (S.T.P.P.)**



**OPEN TO OFFERS**

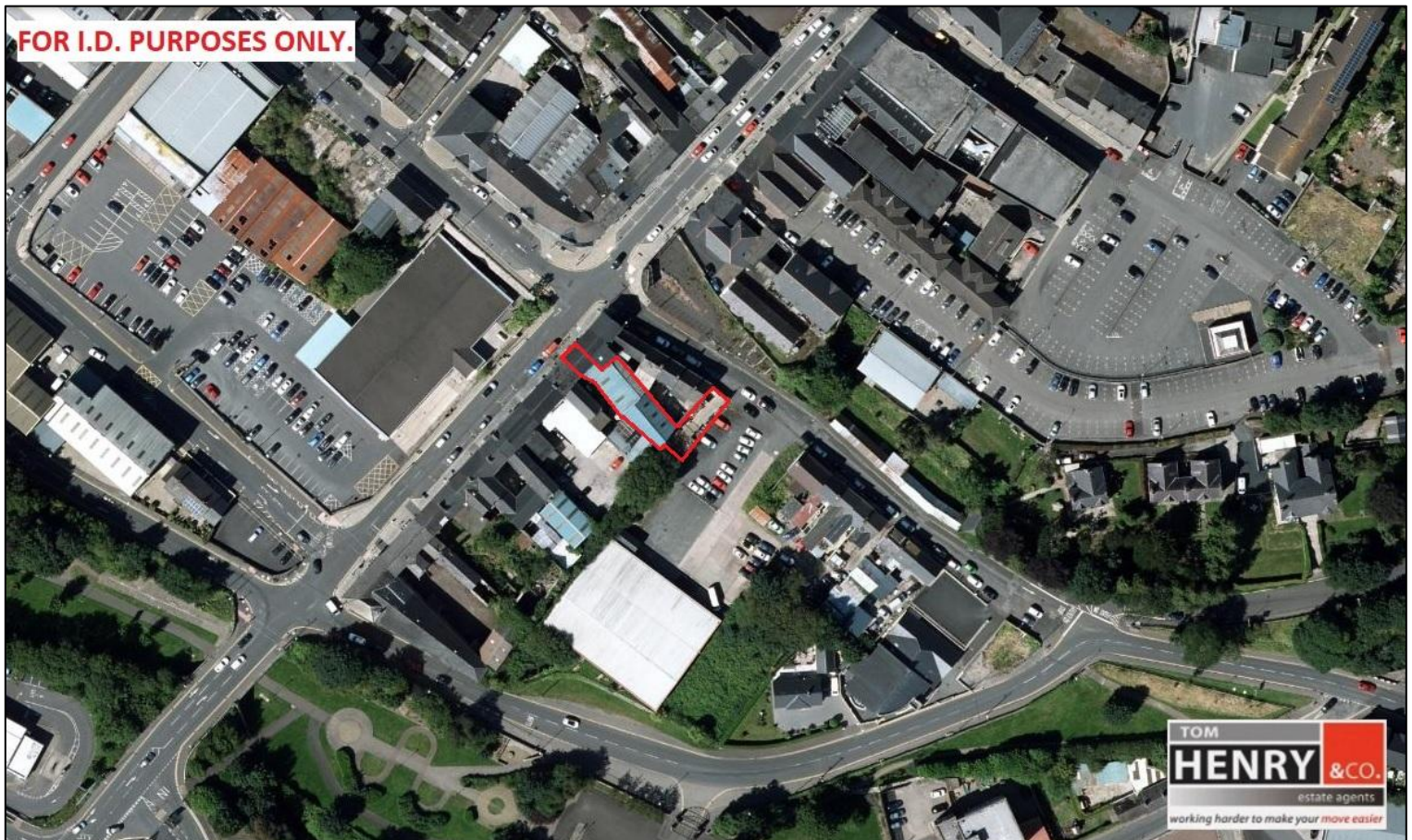
**N.A.V: £14,200**

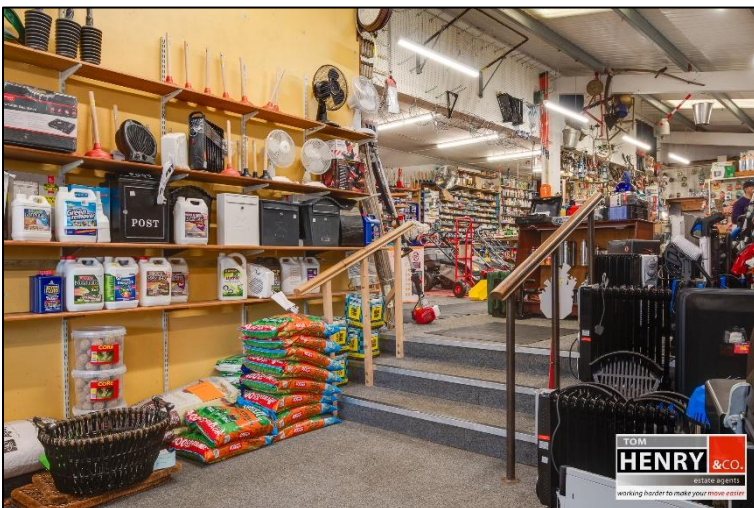
PROPERTY FEATURES & FLOOR PLANS OVERLEAF...

**www.tomhenryandco.com**

## PROPERTY FEATURES...

- LANDMARK RETAIL PREMISES WITH STORES & YARD.
- UTILIZED AS A SUCCESSFUL RETAIL HARDWARE BUSINESS FOR C. 50 YEARS.
- GLAZED & SHUTTERED RETAIL FRONTAGE TO LOWER SCOTCH STREET.
- GATED SEPARATE ACCESS TO YARD & STORES FROM BARRACK STREET.
- AVAILABLE FOR SALE IN 1 OR 2 LOTS TO SUIT.
- PRIME LOCATION WITH SIGNIFICANT POTENTIAL PASSING TRADE.
- TOTALLING CIRCA. 697 SQ M / 7500 SQ FT.
- GROUND FLOOR RETAIL AREA CIRCA. 173 SQ M / 1860 SQ FT.
- FIRST & SECOND FLOOR STORAGE TO RETAIL UNIT CIRCA. 63 SQ M / 678 SQ FT.
- BASEMENT STORAGE TO RETAIL UNIT CIRCA. 193 SQ M / 2077 SQ FT.
- SURE TO APPEAL FOR OWNER OCCUPATION / INVESTMENT / RE-DEVELOPMENT (S.T.P.P).









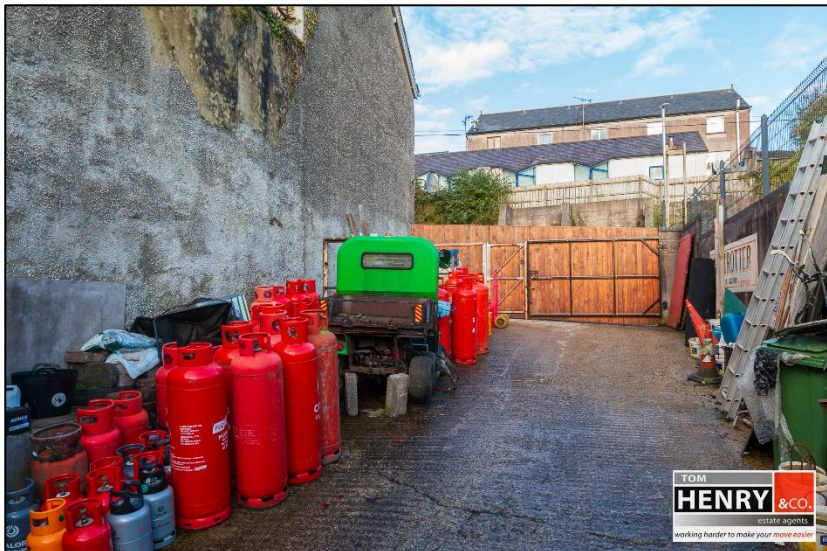
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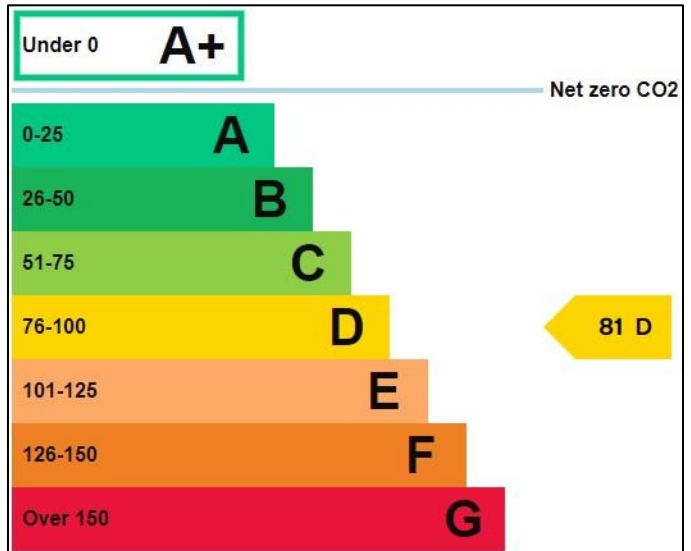
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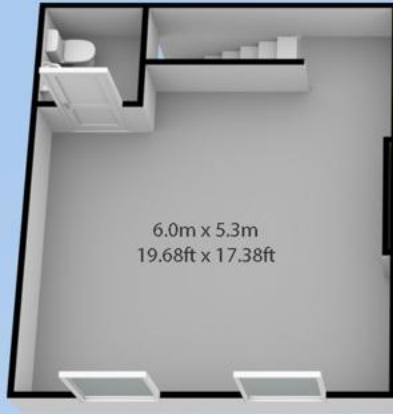


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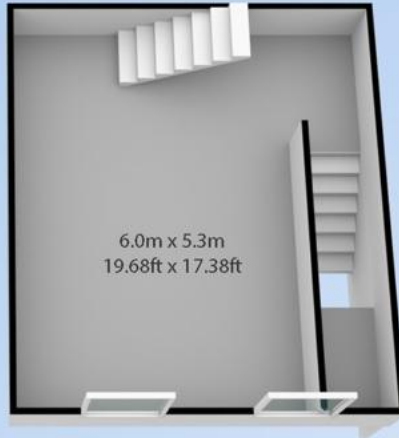




6.0m x 5.3m  
19.68ft x 17.38ft

**SECOND FLOOR**

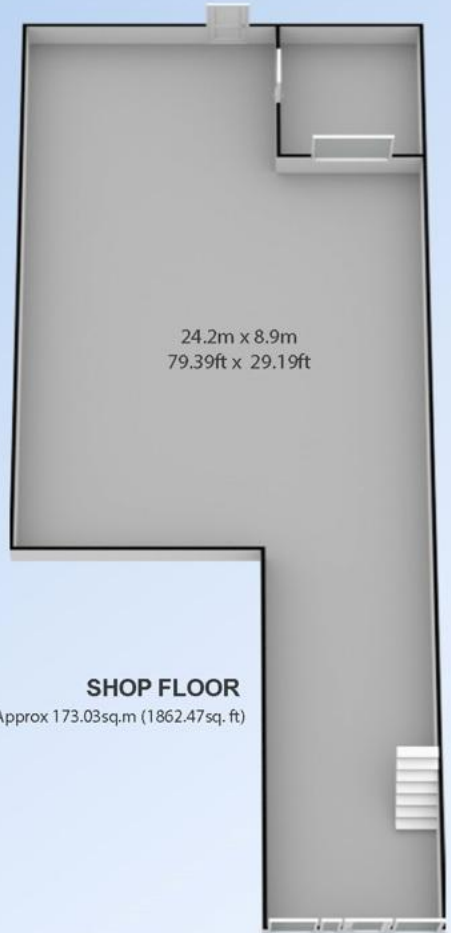
Total Approx 31.8sq.m (342.29sq. ft)



6.0m x 5.3m  
19.68ft x 17.38ft

**FIRST FLOOR**

Total Approx 31.8sq.m (342.29sq. ft)



24.2m x 8.9m  
79.39ft x 29.19ft

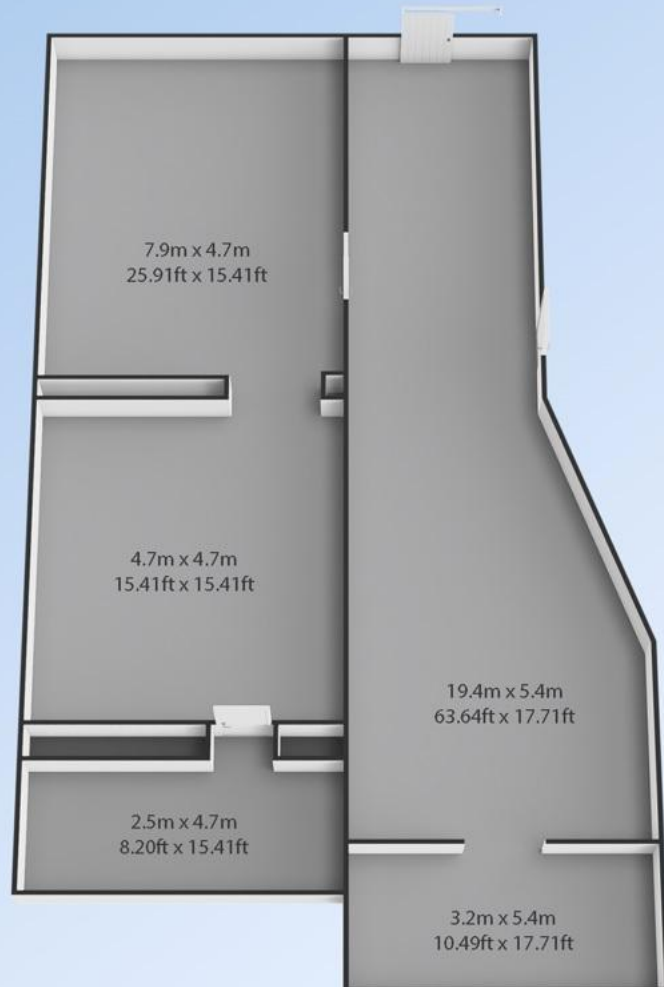
**SHOP FLOOR**

Total Approx 173.03sq.m (1862.47sq. ft)



**66 Scotch Street  
Dungannon, BT70 1BJ**

*(Floorplan for illustrative purposes only)*



7.9m x 4.7m  
25.91ft x 15.41ft

4.7m x 4.7m  
15.41ft x 15.41ft

19.4m x 5.4m  
63.64ft x 17.71ft

2.5m x 4.7m  
8.20ft x 15.41ft

3.2m x 5.4m  
10.49ft x 17.71ft

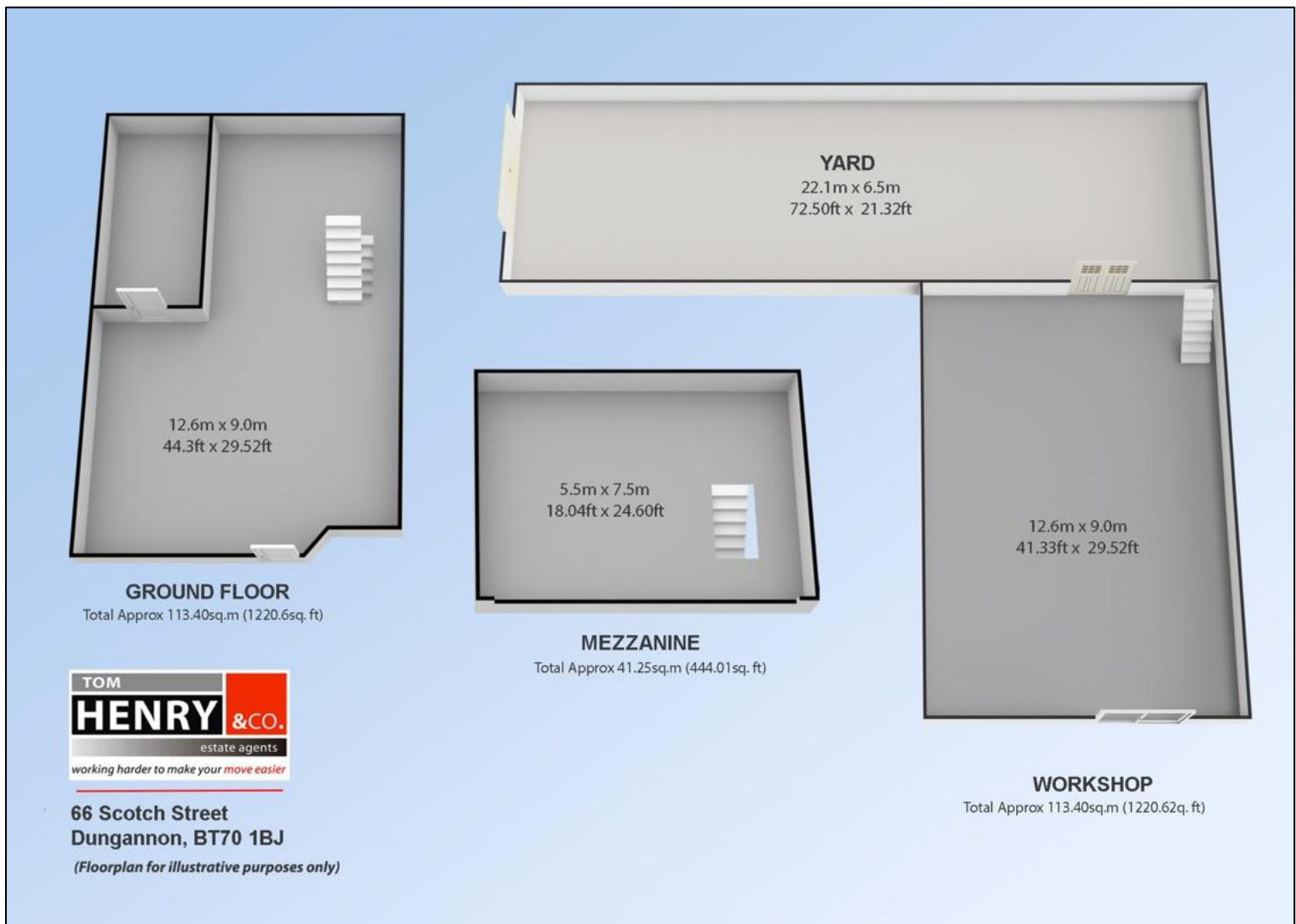
**SHOP BASEMENT STORES**

Total Approx 193.01sq.m (2077.54sq. ft)



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Dungannon, BT70 1BJ**

*(Floorplan for illustrative purposes only)*



**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.**