

TO LET

UNIT 3 COHANNON COMPLEX
208 BALLYNAKILLY ROAD
DUNGANNON
CO. TYRONE
BT71 6HJ



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

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BT71 6AB

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PRIME RETAIL UNIT / PREVIOUS HOT FOOD OUTLET / C. 77 SQ M / 830 SQ FT

EQUIPMENT MAY BE AVAILABLE TO PURCHASE SUBJECT TO SEPARATE NEGOTIATION

PREVIOUSLY TRADING AS A SUCCESSFUL CHINESE HOT FOOD TAKEAWAY FOR A NUMBER OF YEARS, THIS PRIME UNIT IS MOST CENTRALLY LOCATED JUST OFF JUNCTION 14 OF THE M1 INTERSECTION, ONLY MINUTES BY CAR TO KILLYMAN, COALISLAND, DUNGANNON, MOY, ETC. SITUATED WITHIN THIS BUSTLING BUSINESS COMPLEX & BENEFITTING FROM AMPLE PARKING, A HIGH VOLUME OF PASSING TRADE AND EXISTING COMPLIMENTARY OCCUPIERS INCLUDING SUBWAY, OFF SALES & A SPAR; THIS PROPERTY IS AVAILABLE TO LET EQUIPPED (BY SEPARATE NEGOTIATION) OR WOULD ALSO BE IDEAL FOR AN ALTERNATIVE RETAIL USE SUBJECT TO STATUTORY CONSENTS.



GUIDE RENT: £13,500 PER ANNUM (APPLICABLE TO VAT)

N.A.V: £10,800

RATES: APPROX. £6300 P.A.

www.tomhenryandco.com

PROPERTY FEATURES:

- FORMER HOT FOOD OUTLET.
- CIRCA. 77 SQ M / 830 SQ FT.
- EQUIPMENT AVAILABLE TO PURCHASE BY SEPARATE NEGOTIATION.
- PRIME SITUATION WITHIN A BUSTLING BUSINESS COMPLEX.
- JUST OFF JUNCTION 14 OF THE M1 INTERSECTION.
- SIGNIFICANT PASSING TRADE.
- EXISTING OCCUPANTS INCLUDE SPAR / SUBWAY / HOTEL / OFF SALES / ETC.
- AMPLE PARKING.
- APPROX. DISTANCE TO:
DUNGANNON – 6.1 MILES
COALISLAND – 3.5 MILES
PORTADOWN – 12 MILES
- BRIGHT GLASS FRONTED RECEPTION / WAITING AREA.
- KITCHEN PLUS STORE & STAFF TOILET.
- A “READY TO TRADE” OPPORTUNITY.
- ALSO SUITABLE FOR AN ALTERNATIVE RETAIL USE (SUBJECT TO REQUIRED CONSENTS).

EQUIPMENT AVAILABLE TO PURCHASE (SUBJECT TO SEPARATE NEGOTIATION):

- 1 NO. CHINESE COOKER.
- 2 NO. DEEP FAT FRYERS.
- 4 NO. FRIDGES.
- 3 NO. CHEST FREEZERS.
- 4 NO S.S. PREP TABLES.



ACCOMMODATION IN BRIEF...

RECEPTION AREA:

GLAZED SHOP FRONT WITH ELECTRIC ROLLER SHUTTER. TILED FLOOR. RECESSED LIGHTING.



KITCHEN:
P.V.C. WALL PANNELLING. TILED FLOOR. REAR ACCESS. EQUIPMENT AVAILABLE TO PURCHASE SUBJECT TO SEPARATE NEGOTIATION.



STORE:
TILED FLOOR.

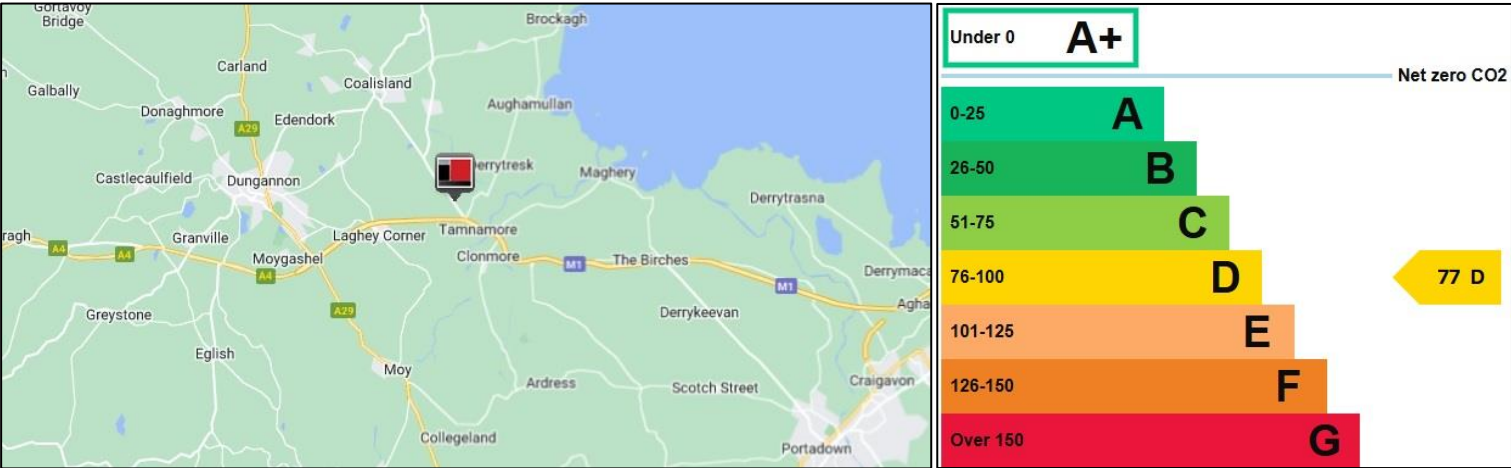
STAFF TOILET:
W.C. 2 NO. WASH HAND BASINS. TILED FLOOR.



FLOORPLANS FOR I.D. PURPOSES ONLY:



LOCATION MAP & EPC:



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 All dimensions are taken to the nearest 0.5m. 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 INFORMATION OR TO ARRANGE A PRIVATE VIEWING PLEASE CONTACT OUR OFFICES.