

TO LET

**UNIT 7 COHANNON COMPLEX
208 BALLYNAKILLY ROAD
DUNGANNON
CO. TYRONE
BT71 6HJ**

TOM

HENRY

&CO.

estate agents

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

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

T: (028) 8772 6992

F: (028) 8772 6460

E: tom@tomhenryandco.com

PRIME RETAIL UNIT / FORMER HAIR & BEAUTY SALON / C. 56 SQ M / 610 SQ FT

PREVIOUSLY TRADING AS A HAIR & BEAUTY SALON FOR A NUMBER OF YEARS, THIS RETAIL UNIT IS MOST CENTRALLY LOCATED JUST OFF JUNCTION 14 OF THE M1 INTERSECTION, ONLY MINUTES BY CAR TO KILLYMAN, COALISLAND, DUNGANNON, MOY, ETC. SITUATED ON A PRIME CORNER PITCH WITHIN THIS BUSTLING BUSINESS COMPLEX & BENEFITTING FROM AMPLE PARKING, A HIGH VOLUME OF PASSING TRADE AND EXISTING COMPLIMENTARY OCCUPIERS INCLUDING SUBWAY, OFF SALES, A HOTEL & A EUROSPAR; THIS UNIT WOULD BE IDEAL FOR HEALTH, BEAUTY, HAIRDRESSING, RETAIL OR AS PROFESSIONAL OFFICES.

"A FANTASTIC OPPORTUNITY FOR A NUMBER OF POTENTIAL OCCUPIERS"



GUIDE RENT: £8,500 PER ANNUM (APPLICABLE TO VAT)

N.A.V: £8,550

RATES: APPROX. £5000 P.A.

www.tomhenryandco.com

PROPERTY FEATURES:

- RETAIL UNIT; FORMERLY TRADING AS A HAIR & BEAUTY SALON.
- PRIME CORNER PITCH WITHIN A BUSTLING BUSINESS COMPLEX.
- CIRCA. 56 SQ M / 610 SQ FT.
- JUST OFF JUNCTION 14 OF THE M1 INTERSECTION.
- SIGNIFICANT PASSING TRADE.
- EXISTING OCCUPANTS INCLUDE EUROSPAR / SUBWAY / HOTEL / OFF SALES / ETC.
- AMPLE PARKING.
- APPROX. DISTANCE TO:
DUNGANNON – 6.1 MILES
COALISLAND – 3.5 MILES
PORTADOWN – 12 MILES
- GLAZED FRONTAGE.
- STAFF KITCHEN & TOILET.
- ELECTRIC ROLLER SHUTTER.
- WOULD BE IDEAL FOR HEALTH, BEAUTY, HAIRDRESSING, RETAIL OR AS PROFESSIONAL OFFICES.





ACCOMMODATION IN BRIEF...

RETAIL SPACE:

GLAZED PEDESTRIAN ACCESS WITH ELECTRIC ROLLER SHUTTER. GLAZED RETAIL FRONTAGE WITH ELECTRIC ROLLER SHUTTER. SUSPENDED CEILING WITH RECESSED LIGHTING.



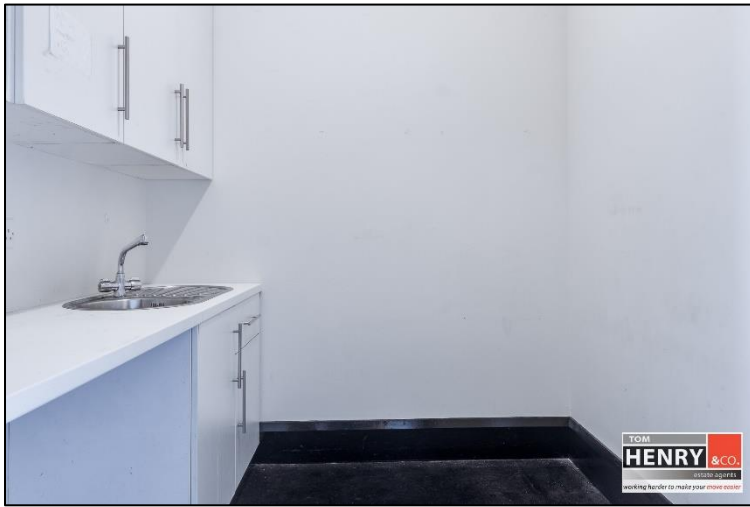


STAFF KITCHEN:

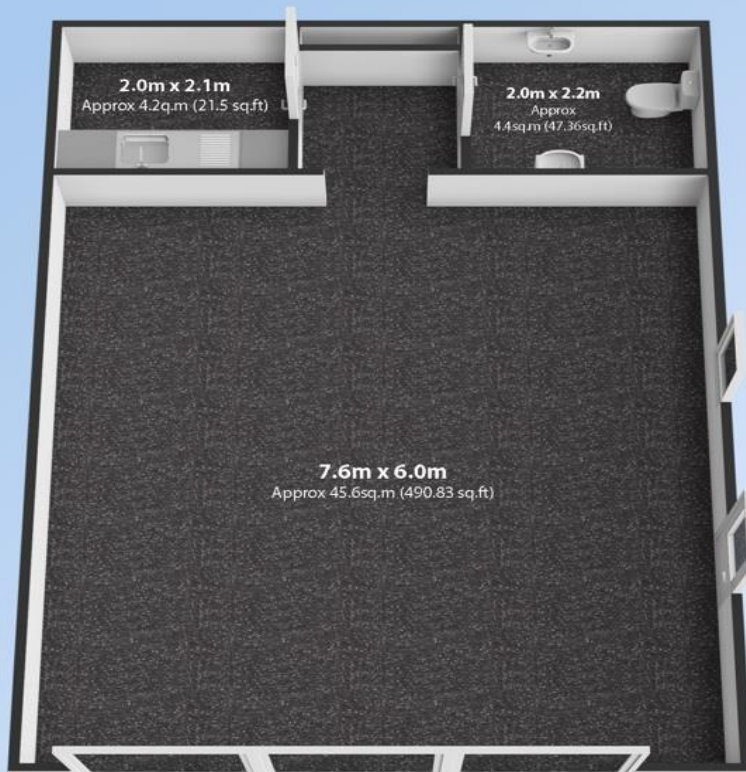
FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. SUSPENDED CEILING.

STAFF W.C:

NO. 2 WASH HAND BASINS, 1 IN VANITY UNIT. TOILET.



FLOORPLANS FOR I.D. PURPOSES ONLY:



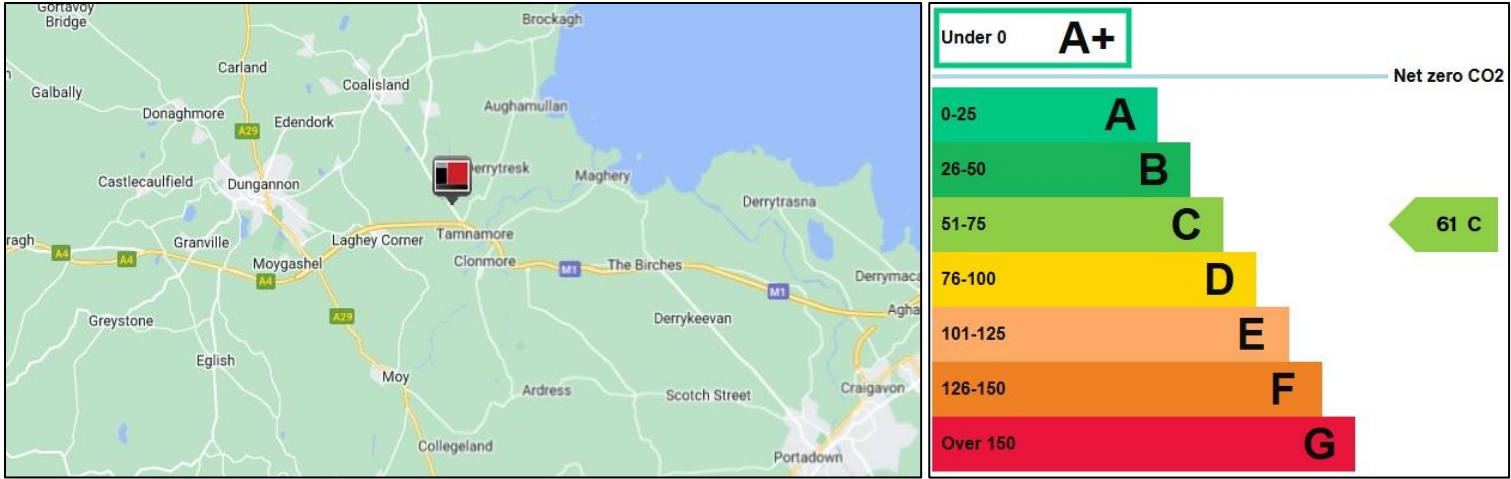
Approx floor area 56.7 sq.m (610.3 sq.ft)



Unit 7, Cohannon Complex
208 Ballynakilly Road
Dungannon, BT71 6HJ

(Floorplan for illustrative 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.