

TO LET

25 CHURCH STREET

DUNGANNON

CO. TYRONE

BT71 6AB

TOM

HENRY & CO.

estate agents

working harder to make your move easier

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Dungannon,
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N. Ireland
BT71 6AB

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SPACIOUS & VERSATILE PREMISES IN A PRIME SITUATION

APPROX. 1660 SQ FT / 154 SQ M – SIGNIFICANT PASSING TRADE – CONVENIENT TO CAR PARKING

SITUATED ON A PRIME CORNER SITE ON ONE OF THE MAIN ARTERIAL ROUTES INTO DUNGANNON TOWN CENTRE, WITH HIGH LEVELS OF PASSING TRADE & CLOSE TO A MAJOR CAR PARKS, THESE PREMISES PRESENT A SUPERB OPPORTUNITY FOR THE DISCERNING BUSINESS MINDED TENANT.

FORMERLY UTILISED AS A BEAUTY SALON FOR MANY YEARS, BUT WITH SIGNIFICANT POTENTIAL FOR OTHER BUSINESS USAGE EG. HIGH PROFILE PROFESSIONAL OFFICES, FASHION BOUTIQUE, GIFT SHOP, CAFÉ (SUBJECT TO REQUIRED CONSENTS), ETC.



Please note: Under the “Estate Agents Act” (1979) Tom Henry & Company Limited must declare that a member of its staff or one of its directors has a personal interest in this property.

GUIDE RENT: £900 PER MONTH

RATES: APPROX. £3450 PER ANNUM

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A VERSATILE & PROMINENT UNIT.
- PRIME LOCATION ON MAIN ARTERIAL ROUTE INTO DUNGANNON TOWN CENTRE.
- CLOSE TO MAIN CAR PARKS.
- SIGNIFICANT PASSING TRADE.
- APPROX. 1660 SQ FT / 154 SQ M; SEE FLOORPLANS FOR LAYOUT.
- GLAZED DISPLAY FRONTAGE.
- OIL FIRED CENTRAL HEATING.
- STAFF TOILET & KITCHEN.
- IDEAL FOR BEAUTY / RETAIL / OFFICES / PROFESSIONAL SERVICES / COFFEE SHOP / ETC (SUBJECT TO STATUTORY CONSENTS).
- TERMS & INCENTIVES NEGOTIABLE.



ACCOMMODATION IN BRIEF...

GROUND FLOOR:

MAIN SHOP FLOOR / RECEPTION AREA:

TILED FLOOR. SPIRAL STAIRCASE TO FIRST FLOOR.



PART GLAZED, PART PANELLED DOUBLE DOORS & STEPS UP TO FURTHER ACCOMMODATION...

LANDING / TREATMENT AREA:



OFFICE / TREATMENT ROOM:

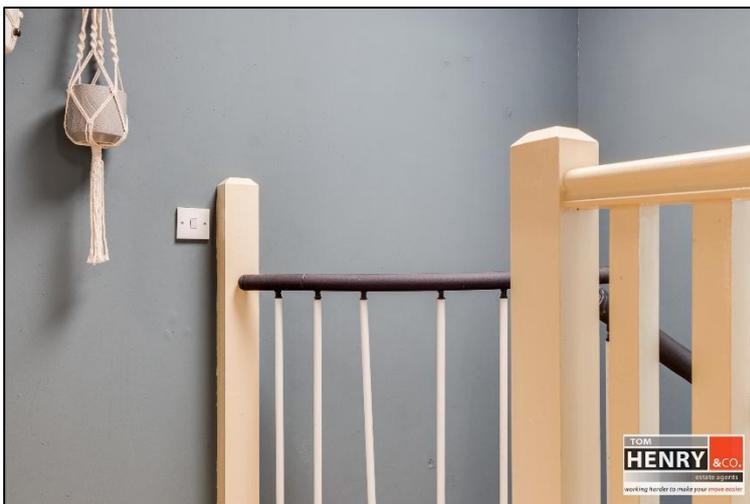
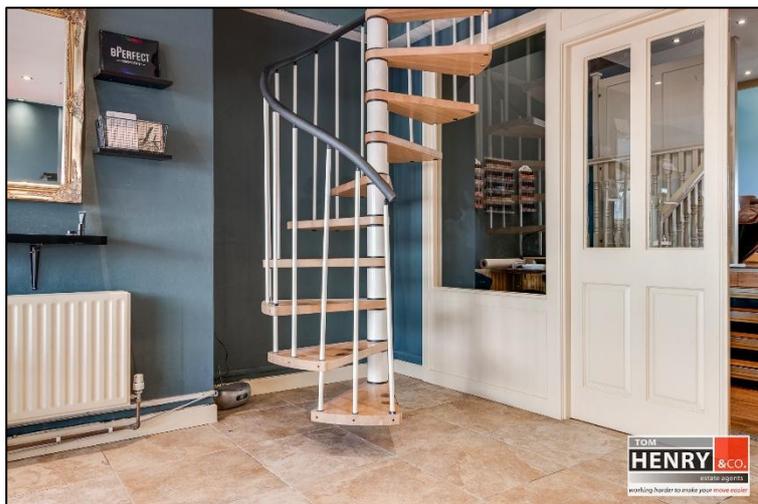


OFFICE / TREATMENT ROOM:



FIRST FLOOR:

ACCESSED VIA SPIRAL STAIRCASE FROM MAIN SHOP FLOOR / RECEPTION AREA.



OFFICE / TREATMENT ROOM:



OFFICE / TREATMENT ROOM:



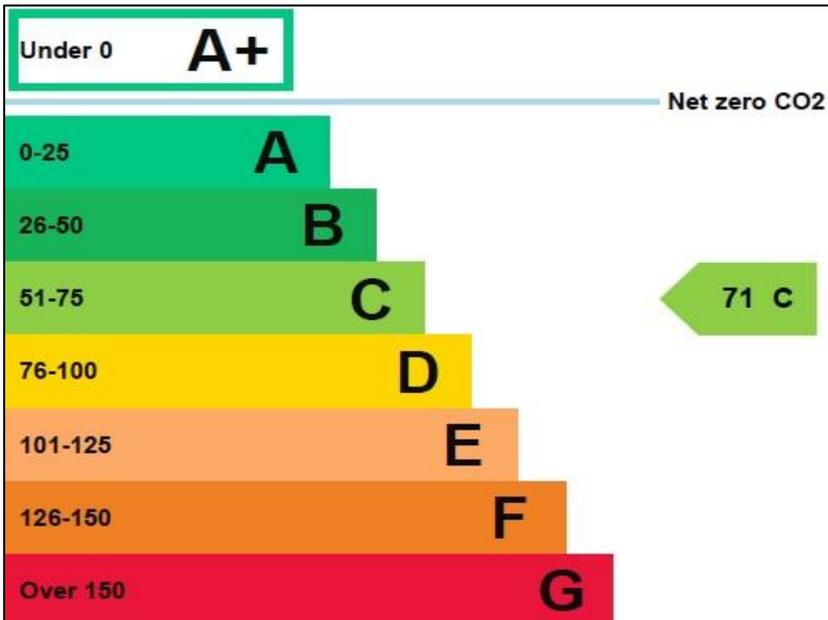


BASEMENT LEVEL:

KITCHEN:
 FITTED UNITS. S.S. SINK & DRAINER. TILED FLOOR.

TOILET:
 WASH HAND BASIN. TOILET.

STORE:



Thinking of selling or renting your home?



Want to know what your property is worth?

- > **Free** no obligation pre sale/ pre let valuation.
- > Market leading sales record.
- > Competitive sales & rental rates.
- > RICS member firm.
- > Professional & efficient service.
- > Over **100 years** local combined experience.

SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE

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25 Church Street
Dungannon BT71 6AB

(Floorplan for illustrative purposes only)



BASEMENT
Approx floor area 45.0 sq.m (484.3 sq.ft)

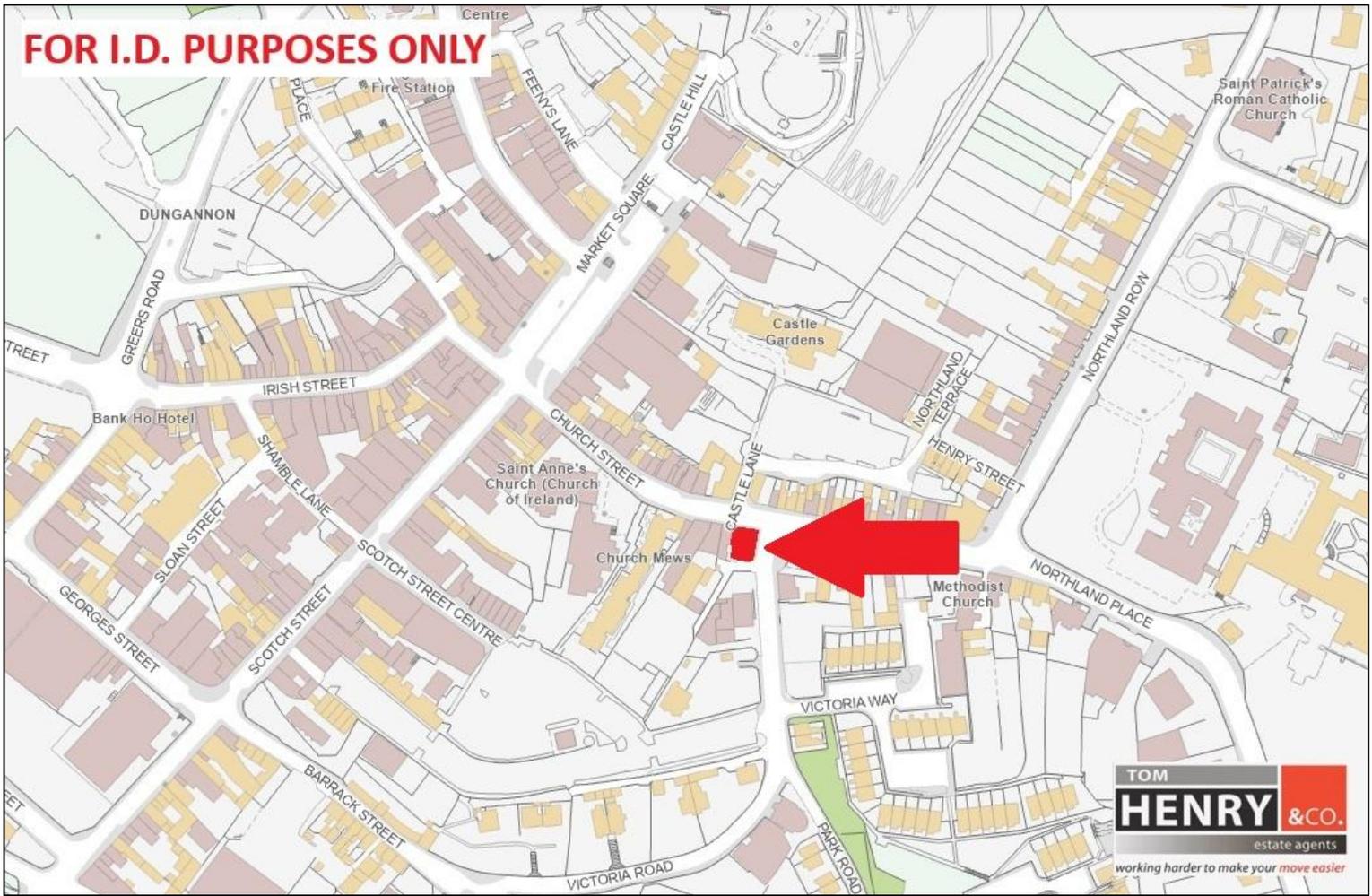
FIRST FLOOR
Approx floor area 27.0 sq.m (290.6 sq.ft)



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FOR I.D. PURPOSES ONLY



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. Dimensions may taken to the nearest 0.5m / 0.25 acres. 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 DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.