

**TO LET**

**25 CHURCH STREET  
DUNGANNON  
CO. TYRONE  
BT71 6AB**



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

26 Church Street,  
Dungannon,  
Co. Tyrone,  
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 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...

**[www.tomhenryandco.com](http://www.tomhenryandco.com)**

# 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:



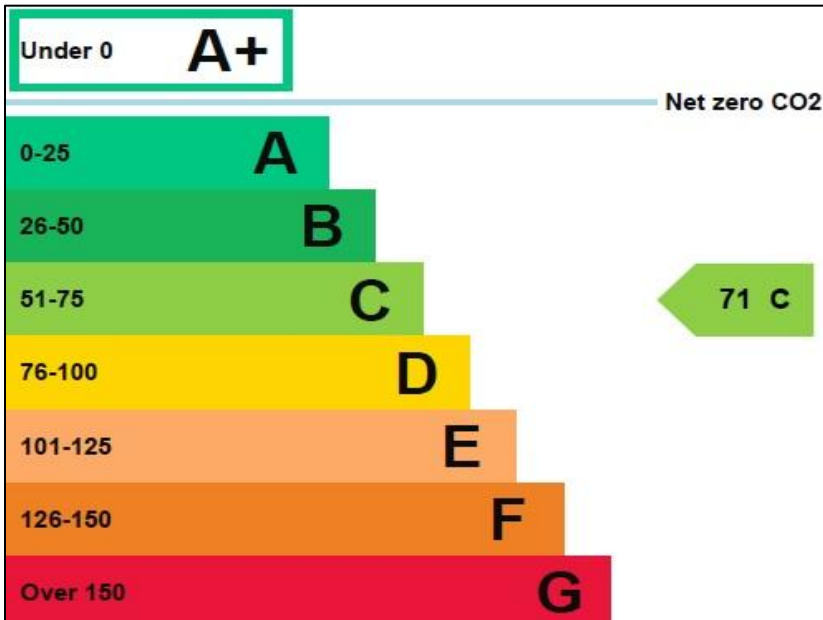


**BASEMENT LEVEL:**

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

**TOILET:**  
 WASH HAND BASIN. TOILET.

**STORE:**



**Thinking of selling or renting your home?**



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- > **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**

[www.tomhenryandco.com](http://www.tomhenryandco.com) / [www.tomhenryrentals.com](http://www.tomhenryrentals.com) / 028 87726992



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(Floorplan for illustrative purposes only)



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

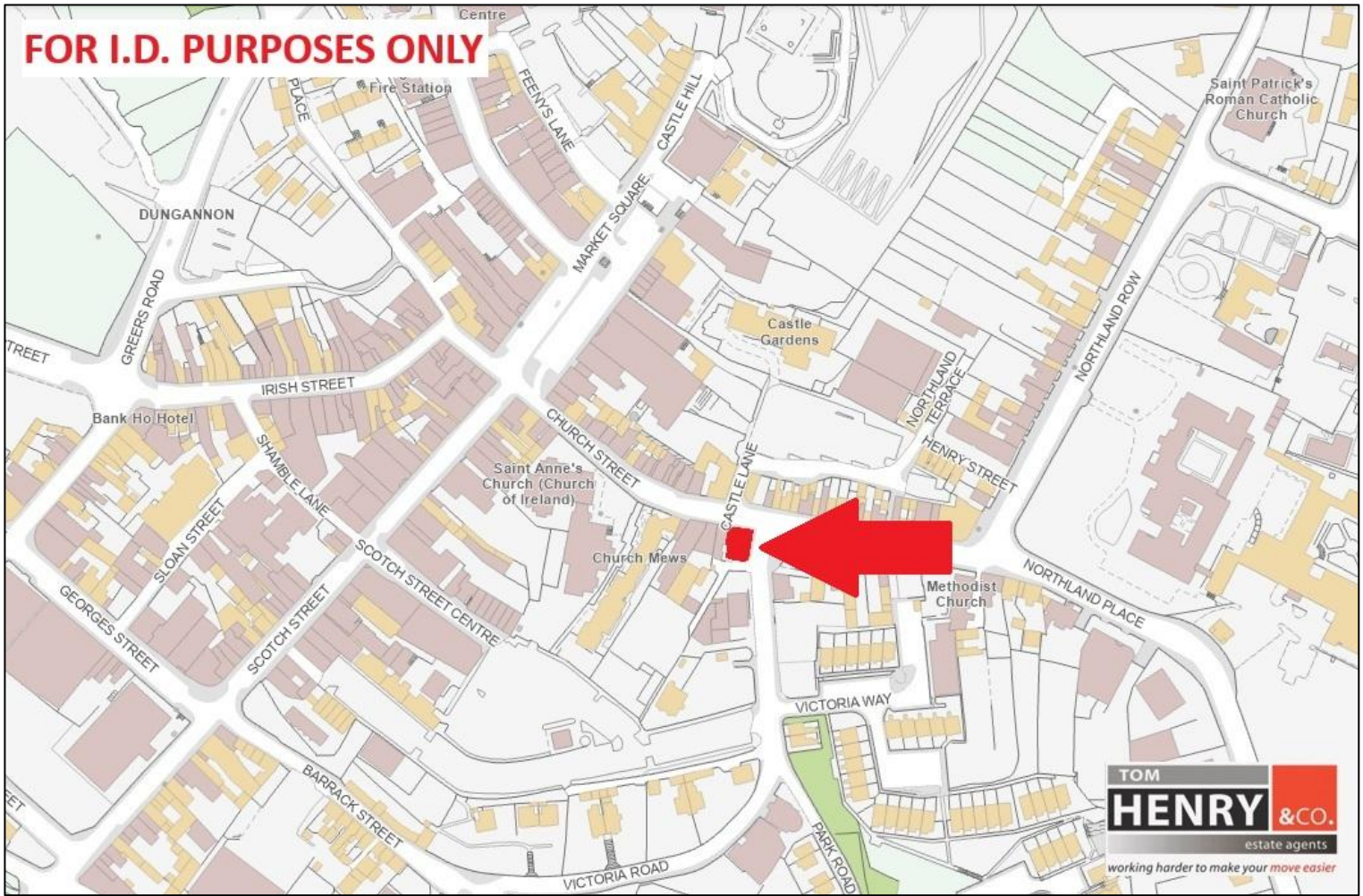
FIRST FLOOR  
Approx floor area 27.0 sq.m (290.6 sq.ft)



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(Floorplan for illustrative purposes only)

**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.**