

TO LET

15 WILLIAM STREET

DUNGANNON

CO. TYRONE

BT70 1DX

TOM

HENRY

&CO.

estate agents

working harder to make your move easier

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PROMINENT GROUND FLOOR UNIT

THIS SPACIOUS GROUND FLOOR UNIT (CIRCA. 99 SQ M – 1075 SQ FT) ENJOYS A PROMINENT POSITION WITH A HIGH VOLUME OF PASSING TRADE IN A LOCATION POPULAR WITH A VARIETY OF OCCUPIERS; COFFEE SHOPS, GYMS, CREDIT UNION, PROFESSIONAL OFFICES, ETC.

CONVENIENT TO CAR PARKING & MAIN ARTERIAL ROUTES, THIS REALISTICALLY PRICED & SPACIOUS UNIT IS SURE TO APPEAL TO RETAILERS, SERVICE PROVIDER (HAIR, BEAUTY, ETC) OR AS PROFESSIONAL OFFICES.

“A SUPERB OPPORTUNITY FOR A NUMBER OF POTENTIAL USES (SUBJECT TO REQUIRED CONSENTS)”



RENT FREE PERIOD & TERMS NEGOTIABLE



GUIDE RENT: £450 PER MONTH

RATES: APPROX. £4200 PER ANNUM

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- A PROMINENT GROUND FLOOR UNIT.
- POPULAR TOWN LOCATION WITH SIGNIFICANT PASSING TRADE.
- APPROX. 99 SQ M / 1075 SQ FT.
- FORMERLY UTILISED AS A COFFEE SHOP.
- CONVENIENT TO CAR PARKING.
- GLAZED DISPLAY FRONTAGE.
- SUITABLE FOR MANY POTENTIAL USES; RETAIL, SERVICES, PROFESSIONAL OFFICES, ETC (SUBJECT TO REQUIRED CONSENTS).
- TERMS & INCENTIVES NEGOTIABLE.

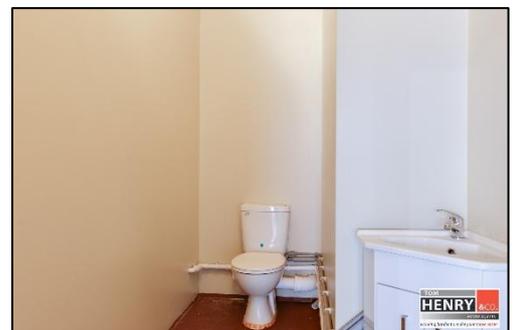


ACCOMMODATION IN BRIEF...

MAIN SHOP:
GLAZED SHOP FRONT WITH GLAZED EXTERNAL DOOR.



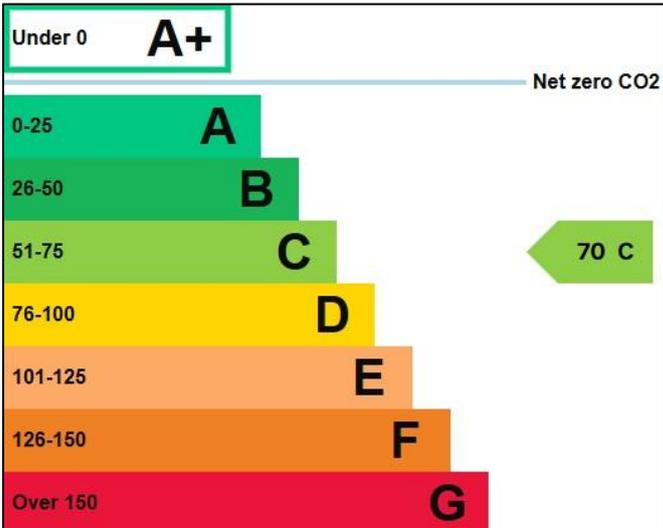
TOILET:
WASH HAND BASIN IN VANITY UNIT. W.C.

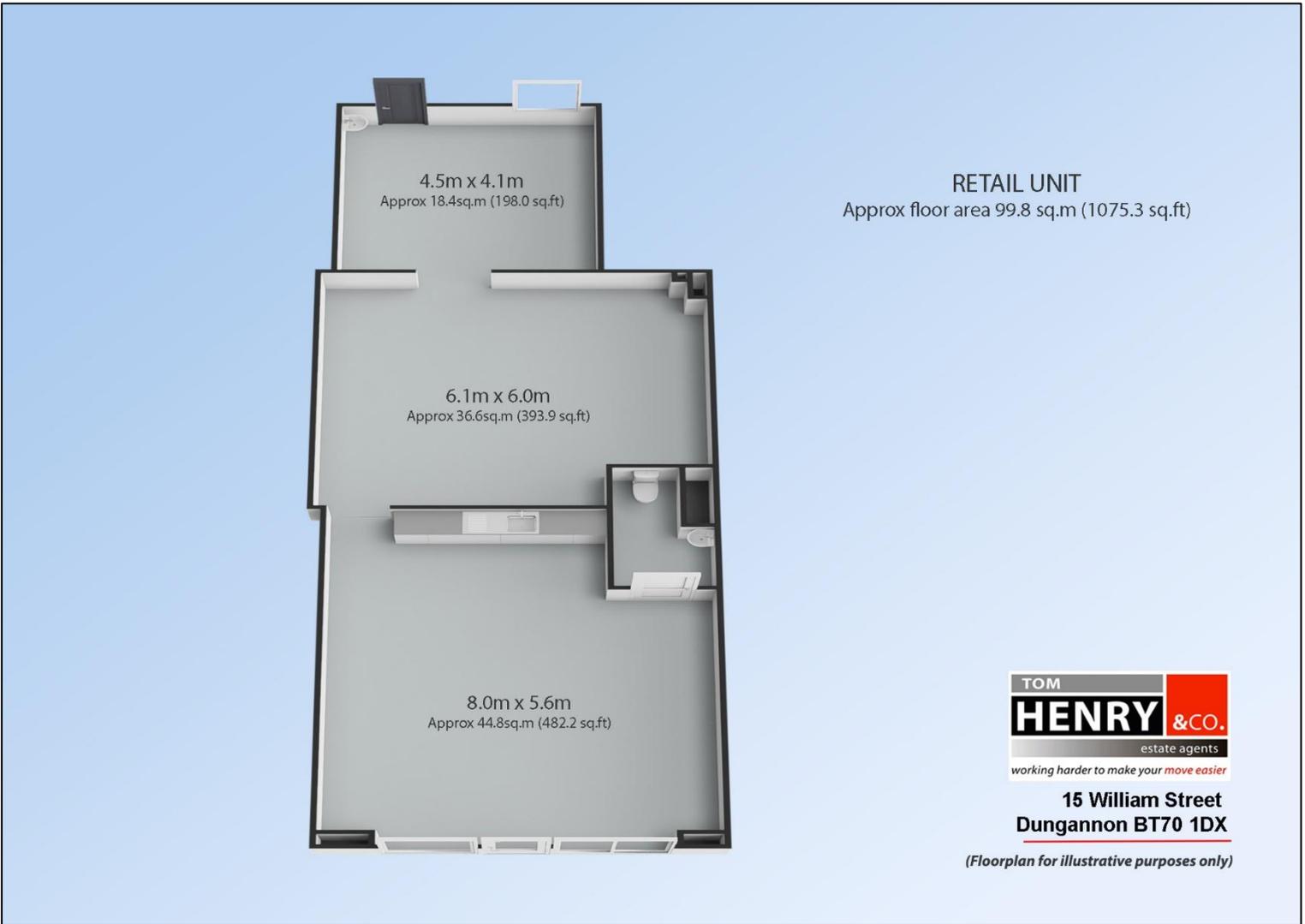


ROOM 1:
PART GLAZED FROM MAIN SHOP.



ROOM 2:
PART OPEN FROM ROOM 1.





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.

