

TO LET

6 STATION ROAD

CLOGHER

CO. TYRONE

BT76 0AQ

TOM

HENRY

&CO.

estate agents

working harder to make your move easier

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WORKSHOPS, OFFICE SPACE & YARD

ACCOMMODATION APPROX. 4100 SQ FT / 380 SQ M ON APPROX. 0.35 ACRES

THIS SUPERB OPPORTUNITY OCCUPIES A PROMINENT & HIGHLY ACCESSIBLE POSITION ON THE STATION ROAD WITHIN THE BUSTLING TOWN OF CLOGHER. THE PREMISES BENEFIT FROM CONVENIENT CONNECTIVITY TO THE A4 BELFAST TO ENNISKILLEN ARTERIAL ROUTE, PROVIDING EFFICIENT TRANSPORT LINKS TO SURROUNDING TOWNS INCLUDING AUGHER, BALLYGAWLEY & ENNISKILLEN. THE LOCATION OFFERS A MIX OF COMMERCIAL & LIGHT INDUSTRIAL OCCUPIERS, MAKING IT WELL SUITED TO A RANGE OF BUSINESSES.

COMPRISING SUBSTANTIAL ACCOMMODATION INCORPORATING A SHOWROOM WITH GLAZED FRONTAGE TO THE MAIN STREET & MEZZANINE STORAGE, 2 NO. WORKSHOPS, PLUS AN OFFICE & STAFF FACILITIES, TOGETHER WITH A YARD AREA SUITABLE FOR VEHICLE CIRCULATION, STORAGE OR OPERATIONAL USE, THESE PREMISES PROVIDE FUNCTIONAL INDUSTRIAL WORKSPACE THAT IS SURE TO APPEAL TO A WIDE SPECTRUM OF TENANTS.

MAY BE AVAILABLE IN LOTS TO SUIT.



GUIDE RENT: ON APPLICATION

TOTAL NAV: £7,750

RATES APPROX. £4,512 PER ANNUM AS ONE LOT

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- PRIME COMMERCIAL PREMISES TO LET.
- ACCOMMODATION EXTENDING TO APPROX. 4100 SQ FT.
- SET ON APPROX. 0.35 ACRES.
- ACCOMMODATION INCORPORATING SHOWROOM, WORKSHOPS, TRADE COUNTER & MEZZANINE STORAGE.
- SIGNIFICANT ROAD FRONTAGE / PASSING TRADE.
- CONVENIENT LOCATION CLOSE TO CLOGHER TOWN.
- GOOD CONNECTIVITY TO THE A4 BELFAST TO ENNISKILLEN ARTERIAL ROUTE.
- WOULD SUIT A WIDE VARIETY OF BUSINESS USES (SUBJECT TO NECESSARY CONSENTS).
- MAY BE AVAILABLE IN LOTS TO SUIT.
- TERMS & INCENTIVES NEGOTIABLE.





ACCOMMODATION:

BUILDING 1:



SHOWROOM:

7.5m x 11.2m (Approx. 84 Sq M / 904 Sq Ft)

PEDESTRIAN & ROLL-UP DOOR. DISPLAY WINDOWS TO STATION ROAD. ACCESS TO STAFF KITCHEN. ACCESS TO MEZZANINE STORAGE.



MEZZANINE STORAGE:

7.7m X 5.5m (Approx. 43 Sq M / 455 Sq Ft)



STAFF KITCHEN:

ACCESS TO WORKSHOP.

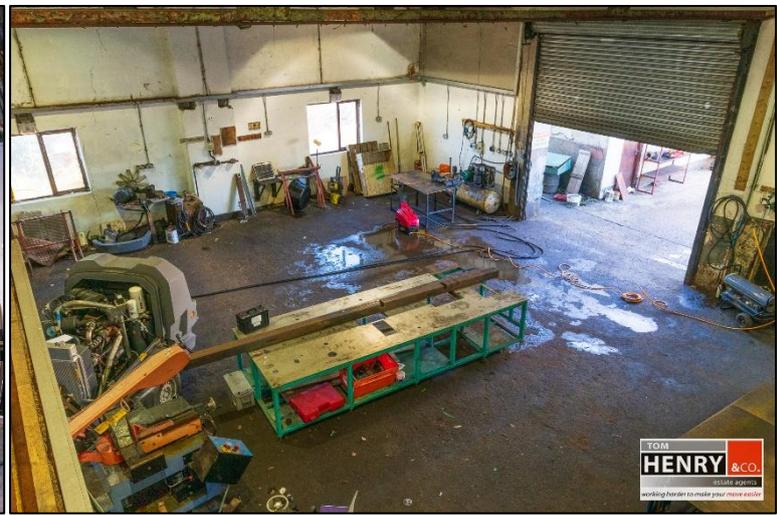


WORKSHOP:

11.7m X 11.2m (Approx. 131 Sq M / 1410 Sq Ft)

SEPARATE ROLL-UP DOOR.

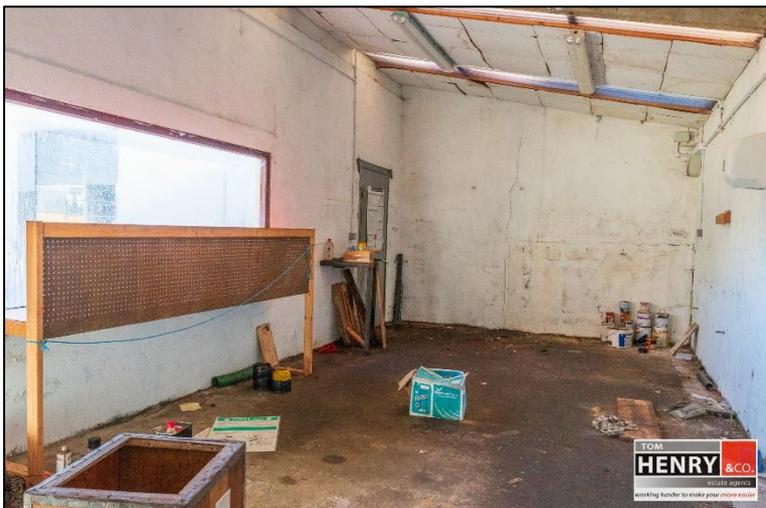




BUILDING 2:



TRADE COUNTER: 3.8m X 7.6m (Approx. 28 Sq M / 310 Sq Ft)
PEDESTRIAN DOOR. ACCESS TO WORKSHOP/ STORE.



WORKSHOP / STORE: 8.0m X 12.7m (Approx. 101 Sq M / 1093 Sq Ft)
PEDESTRIAN DOOR FROM TRADE COUNTER & YARD. ACCESS TO OFFICE.



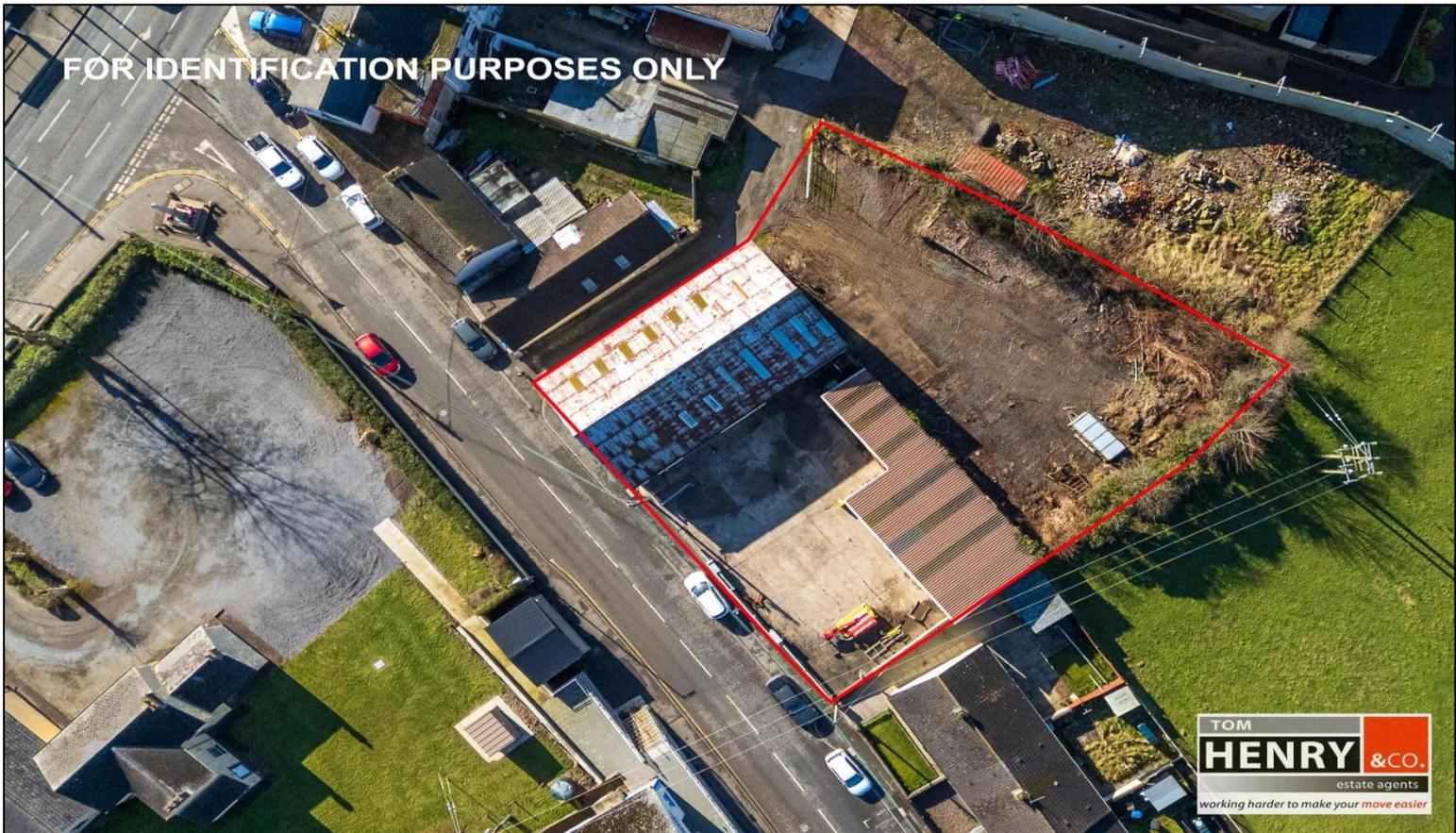
OFFICE:

OUTSIDE:

THE PROPERTY OCCUPIES A GENEROUS CIRCA. 0.35 ACRE SITE.

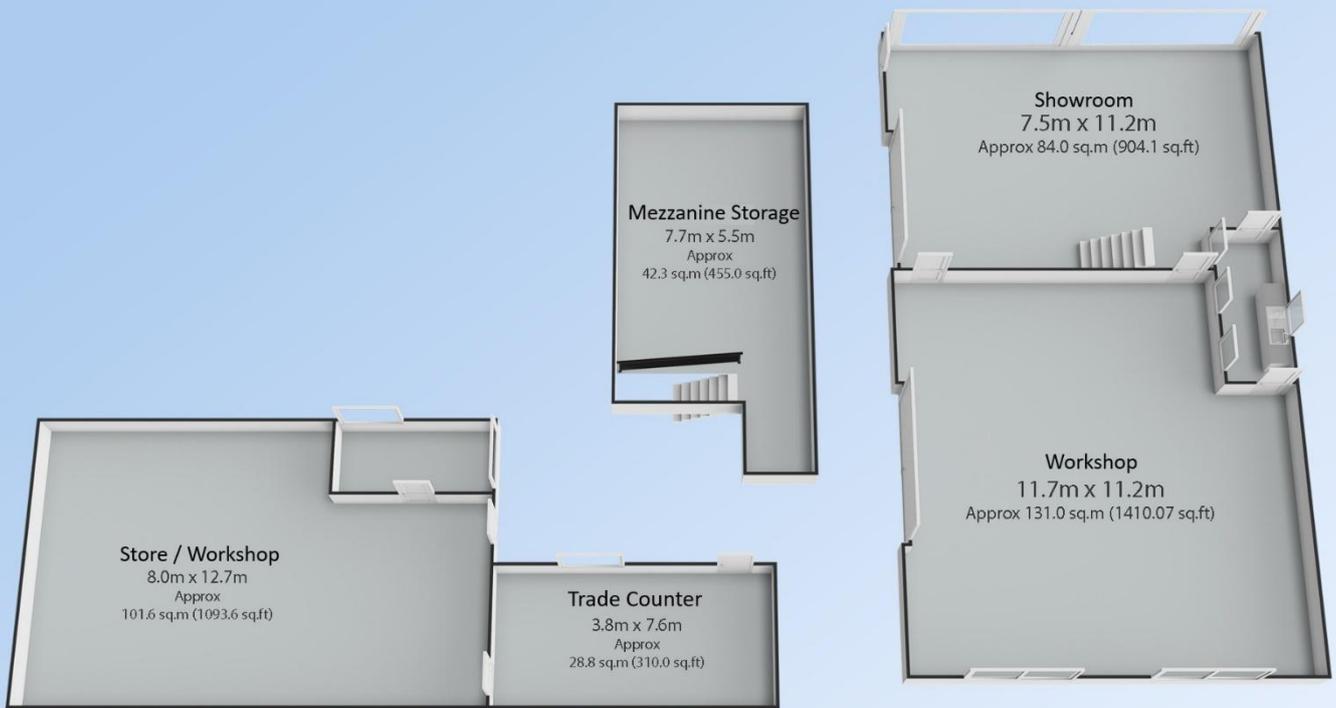
CONCRETE YARD TO FRONT: Approx. 320 Sq M

AREA OF HARDCORE TO REAR: Approx. 660 Sq M





FLOORPLANS FOR I.D. PURPOSES ONLY.

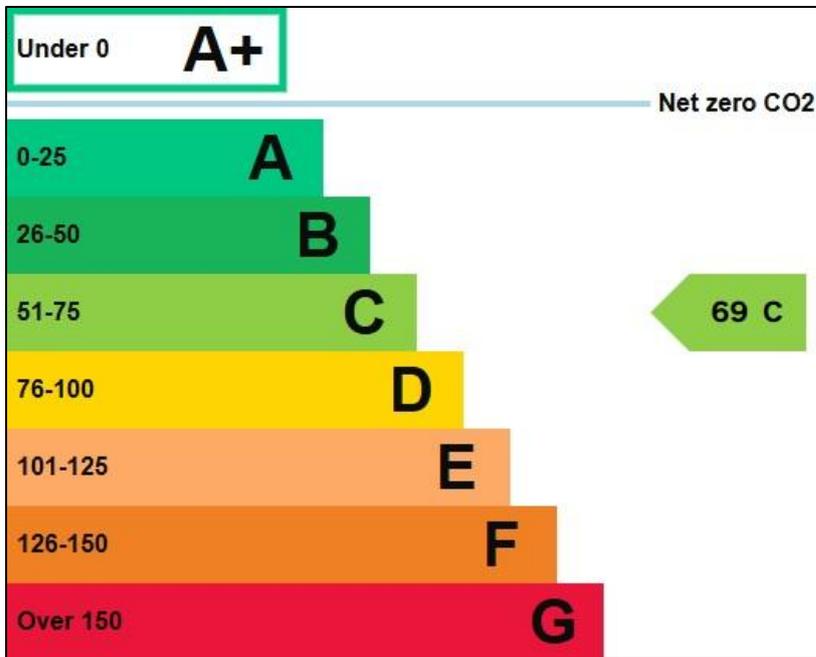


Approx floor area 387.7 sq.m (4173 sq.ft)



**6 Station Road
Clogher BT76 0AQ**

(Floorplan for illustrative purposes only)



Thinking of selling or renting your home?



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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.