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# For Sale

## Former Hardware Shop With Sheds & Yard

45 Main Street

Sixmilecross,

Co. Tyrone, BT79 9NH

**COMMERCIAL**







**R.A. Noble & Co.**

[www.nobleauctioneers.co.uk](http://www.nobleauctioneers.co.uk)

## Location

This prominent property is conveniently located on Main Street, Sixmilecross. The village is well located with a bustling rural trade with the advantage of the larger towns of Omagh/Dungannon in relative close proximity.

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With Sheds & Yard

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BT79 9NH

### COMMERCIAL

EPC-TBC



## Description

This property presents a unique opportunity to purchase a commercial unit with yard extending to C. 0.5 acre. This extensive property provides great potential for an owner occupier/investor given it's ability to be continued as a commercial property or indeed to convert the former hardware shop to residential accommodation. (See Concept Design Sketches completed for 2No. 2 Bedroom Apartment scheme subject to planning approval)

The property is served by oil fired central heating and an intruder alarm system. The sheds to the rear of the property provide useful areas which would lend themselves well to but not be limited to business use for a mechanic/joiner/fabrication/storage type usage whether it be an owner occupier or investor to rent this space out.

## Accommodation

We have measured the property in accordance with the RICS Code of measuring practice 6th Edition and would note the following approximate areas:-

### Hardware Shop

Ground Floor : 10.m x 7.64m

First Floor : 10m x 7.64m

### External Sheds

Shed 1 : 12m x 5.5m

Shed 2 : 4.7m x 3.2m

Shed 3 : 15.6m x 6.2m

## Sale Details

We are seeking offers over £125,000.

## Rates

We have been advised by the Land and property services of the following:

Estimated Annual Rates Payable for 2024/25 : £3,875.



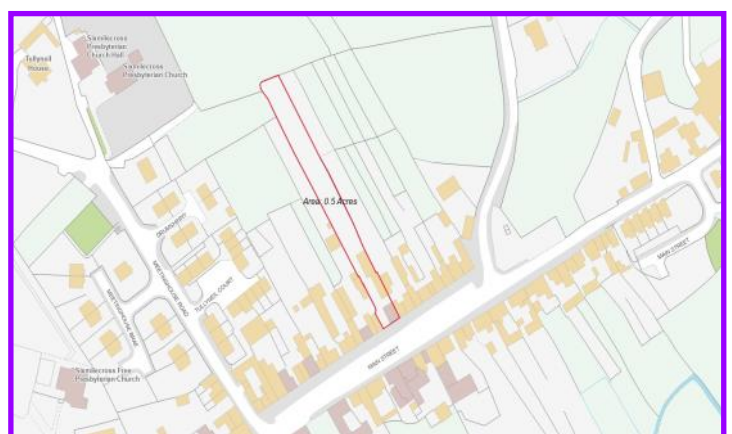


### Indicative Property Boundary Map (For Illustrative Purposes Only)

#### Orthographic View



#### OSNI View





## Location Maps



**FOR INDICATIVE PURPOSES ONLY**

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