



TO LET

VIA LEASE ASSIGNMENT – GROUND , 1<sup>ST</sup>, 2<sup>ND</sup> & 3<sup>RD</sup> FLOOR UNIT – 1,216 SQ FT  
1 MARKET SQUARE, DUNGANNON, BT70 1AL

Colliers





## LOCATION

The subject is located in Dungannon town centre on the corner of Market Square and Church Street. Nearby occupiers include Danske Bank, Ulster Bank, Menary's.

The M1 motorway network is easily accessible from the town centre.

## ACCOMMODATION

The property is arranged over four floors, comprising the following approximate net internal floor areas:

Ground Floor: 436 sq. ft

First Floor: 336 sq. ft

Second Floor: 223 sq. ft

Third Floor: 285 sq. ft

## TENURE

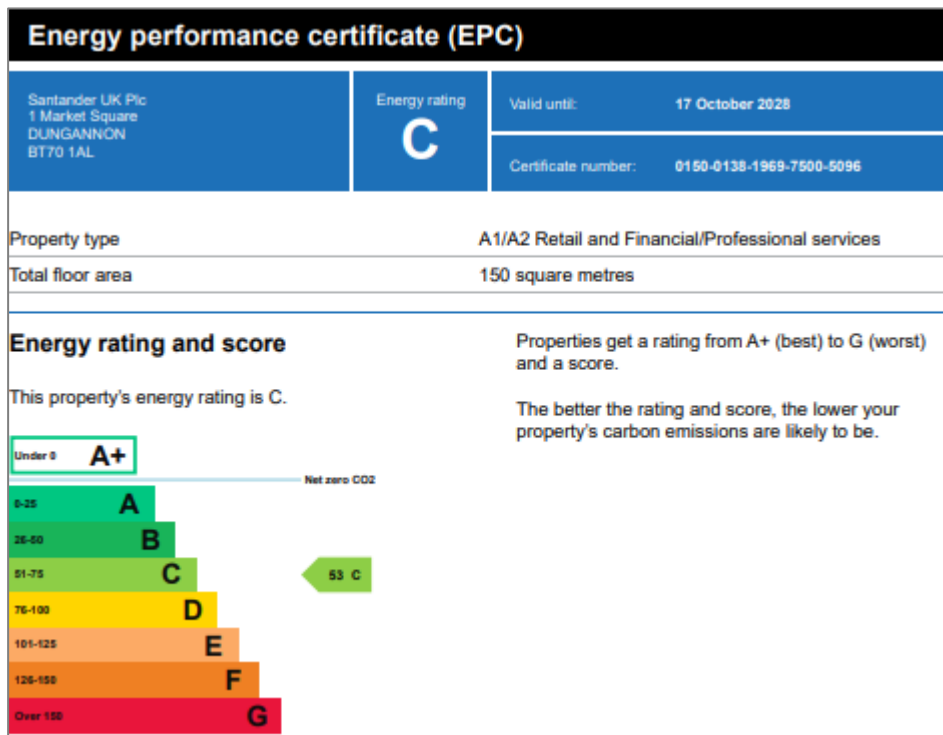
The property is held by way of a lease expiring 11 July 2027 at a rent of £9,000 per annum exclusive.

## RATEABLE VALUE

We have been advised by the Local Authority that the premises are assessed for rating purposes as follows:

Net Annual Value	£6,650
UBR (2025/26)	£0.58p
Rates Payable	£3,857 (subject to any reliefs)

## EPC



## COSTS

Each Party is to be responsible for their own professional costs incurred in the transaction.

## VAT

All prices quoted are exclusive of and may be subject to VAT.

## FURTHER INFORMATION

All enquiries and viewings are to be made strictly through the sole agent Colliers.

For further information or to arrange an inspection of the property, please contact:

David Hughes

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