



To Let

**Prime Restaurant Unit comprising c.4,000 sq. ft.
45 Oaks Centre, Dungannon, BT71 4AS**

tdk commercial
property
consultants

028 9024 7111
www.tdkproperty.com

- Highly prominent restaurant unit
- Free on-site car parking
- High level of passing pedestrian footfall and vehicle traffic

LOCATION

Dungannon has a population of c.14,000 people and is located 40 miles from Belfast, it is one of the fastest growing areas of Northern Ireland with an 18% increase in population from 2006 to 2016 (NISRA).

The property is part of the Oaks Shopping Complex, Dungannon's premier out of town shopping location and is located only half a mile from the centre of the town. It is a busy location benefitting from high volumes of pedestrian footfall and vehicular traffic. Retailers in the centre include Sainsburys, Boots, Papa Johns, Poundstretcher and Semichem. Other occupiers in the park include McDonalds, Funky Monkeys, Home Bargains and Costa Coffee.

The unit is situated immediately adjacent to the 6 screen Omniplex Cinema.

DESCRIPTION

The unit will be handed over in a developer's shell specification with services brought to distribution points. The unit also benefits from a large glass frontage with dedicated own door access.

ACCOMODATION

The property provides accommodation as follows:

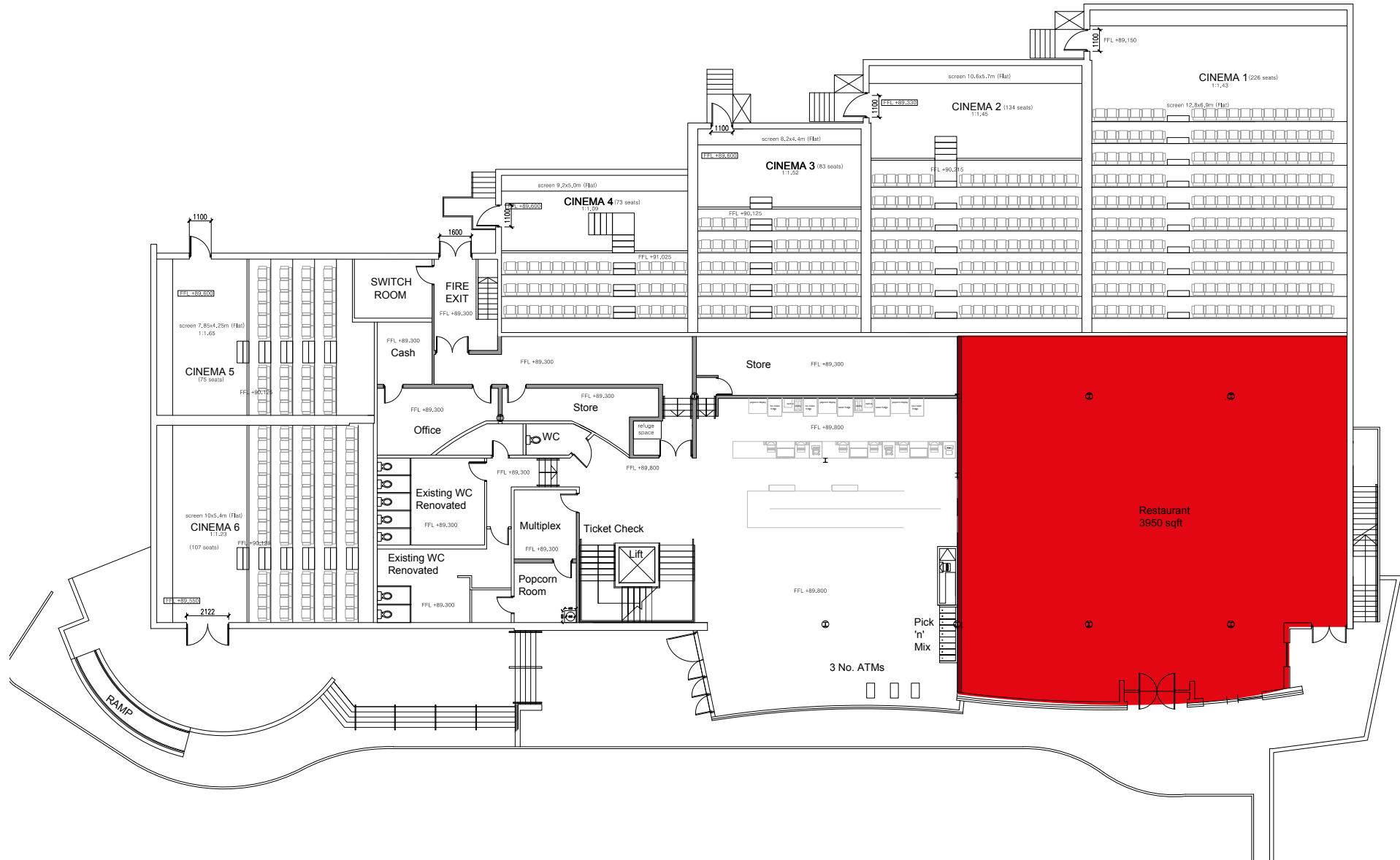
Ground Floor Unit	c.4,000 sq.ft.	(372 sq m)
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LEASE TERMS

Rent:	£37,500 pax
Term:	New 10-year term effectively FRI lease with 5 yearly rent reviews
Service Charge:	To be confirmed
Insurance:	Tenant to reimburse



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VAT

Prices quoted are exclusive but may be liable to VAT.

EPC

C60.

RATEABLE VALUE

We are advised by the Land and Property Services that the NAV is £21,200. Rate in the £ 0.576471.

Rates Payable £12,221.19.

FURTHER INFORMATION

View strictly by prior appointments with agents.
For more information or to arrange a viewing please contact:



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