

TO LET

8 Thomas Street, Dungannon, BT70 1HN



Prominent Ground Floor Retail Unit

Property Highlights

- Strategic Town Centre ground floor retail unit in prime pitch.
- Unit extending to approximately 432 sqft (40.09 sqm).
- Rent - £5,400 pax, subject to contract.
- Suitable for a variety of uses, subject to planning permission.

For more information, please contact:

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Location

Dungannon is one of the biggest and busiest towns in Co. Tyrone. It is located just off the M1 motorway which links this prosperous market town with Belfast, Lisburn and Portadown. The property is located on Thomas Street just of the Market Square which would be perceived as the main retail pitch and hub within this very prosperous and extremely busy market town.

The surrounding locality is characterised by commercial development. Nearby occupiers include Trevor Law Estate Agents, Dungannon Library, The Vape Shack, Yellow Rose Holistic Therapies, Bureau de Change and others.

Description

The premises is a fully fitted ground floor retail unit that is well finished to include laminate floor covering, part wallpapered part plastered painted walls, suspended ceiling, recessed lighting panels and a timber framed glazed shop front

On street parking is available and the property benefits from a carpark directly opposite.

Accommodation

The premises provides the following approximate net internal area:

| Description | Sq Ft | Sq M |
|--------------|--------|-------|
| Ground Floor | 431.59 | 40.09 |

Lease Details

| | |
|-----------------------|---------------------------------------------------------------------------------------------------|
| Term | By Negotiation. |
| Rent | £5,400 p.a.x, subject to contract. |
| Repairs | Tenant responsible for all repairs/maintenance to the demise. |
| Service Charge | Levied to cover external repairs, maintenance and management of the common parts of the property. |
| Insurance | Tenant to pay a fair proportion of the buildings insurance premium. |

Rates

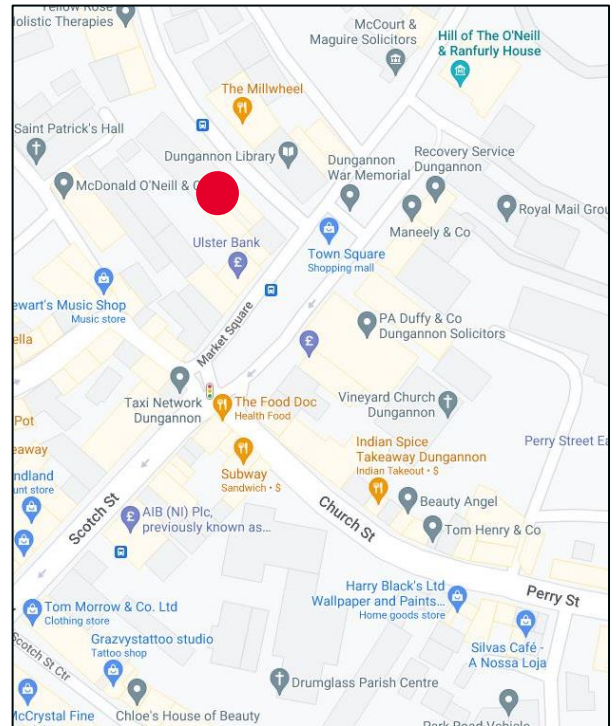
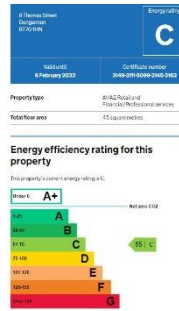
We are advised by Land & Property Services that the NAV is £5,250, resulting in rates payable for 2022/23 of approx. £2,746 excluding Small Business Rates Relief.

VAT

We are advised that the property is not VAT Registered.

EPC

C|55



Not to Scale – For Identification Purposes Only

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