

**TO LET UNIT 6**

**COHANNON COMPLEX**

**208 BALLYNAKILLY ROAD**

**DUNGANNON**

**CO. TYRONE**

**BT71 6HJ**

**TOM**

**HENRY**

**&CO.**

estate agents

*working harder to make your move easier*

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## **PRIME HOT FOOD UNIT – BUSY COMPLEX LOCATION – 47 SQ M**

LOCATED JUST OFF JUNCTION 14 OF THE M1 INTERSECTION IN THIS LOGISTICALLY CENTRAL LOCATION THIS UNIT WAS PREVIOUSLY UTILIZED AS A HOT FOOD OUTLET AND IS SURE TO APPEAL TO BOTH THOSE IN THIS SECTOR & RETAIL.

IDEALLY SITUATED WITH PROMINENT FRONTAGE IN THIS BUSTLING BUSINESS COMPLEX & BENEFITTING FROM A HIGH VOLUME OF PASSING TRADE WITH EXISTING OCCUPIERS INCLUDING SUBWAY & SPAR.

EXTENDING TO 47 SQ M PLUS LOFT STORAGE CIRCA. 19.4 SQ M (TOTAL: 66.67 SQ M / 717 SQ FT) THIS UNIT BENEFITS FROM A GLAZED SHOP FRONT WITH DOUBLE ENTRANCE DOORS, 2 STORES, A STAFF TOILET & LOFT STORAGE AREA.

**“A FANTASTIC OPPORTUNITY”**



**GUIDE RENT: £875 PER MONTH (APPLICABLE TO VAT)**

**N.A.V. £8550**

**RATES: APPROX. £4600 PER ANNUM.**

**[www.tomhenryandco.com](http://www.tomhenryandco.com)**

# PROPERTY FEATURES...

- FORMER HOT FOOD OUTLET.
- LOCATED WITHIN A BUSY COMPLEX WITH SIGNIFICANT PASSING TRADE.
- JUST OFF JUNCTION 14 OF THE M1 INTERSECTION.
- EXISTING OCCUPANTS INCLUDE SPAR / SUBWAY / A HOTEL / ETC.
- PROMINENT SITUATION.
- DISTANCE FROM CIRCA:  
DUNGANNON - 6.8 MILES  
COALISLAND – 3.5 MILES  
PORTADOWN – 12 MILES
- AMPLE CUSTOMER PARKING.
- APPROX. 47 SQ M PLUS LOFT STORAGE APPROX. 19.4 SQ M
- GLASS FRONTED RETAIL AREA APPROX. 32.4 SQ M.
- STAFF TOILET.
- DOUBLE ENTRANCE DOORS.
- SUSPENDED CEILING.
- ELECTRIC ROLLER SHUTTER.
- ACCESS TO 3 PHASE CLOSE BY IF REQUIRED.
- IDEAL FOR A NUMBER OF POTENTIAL USES.

**ACCOMMODATION IN BRIEF...**

MAIN SHOP FLOOR: 6M X 5.4M

GLAZED SHOP FRONT WITH DOUBLE DOORS. SUSPENDED CEILING.

STORE 1: 3.7M X 2.6M

ACCESS TO LOFT STORAGE.

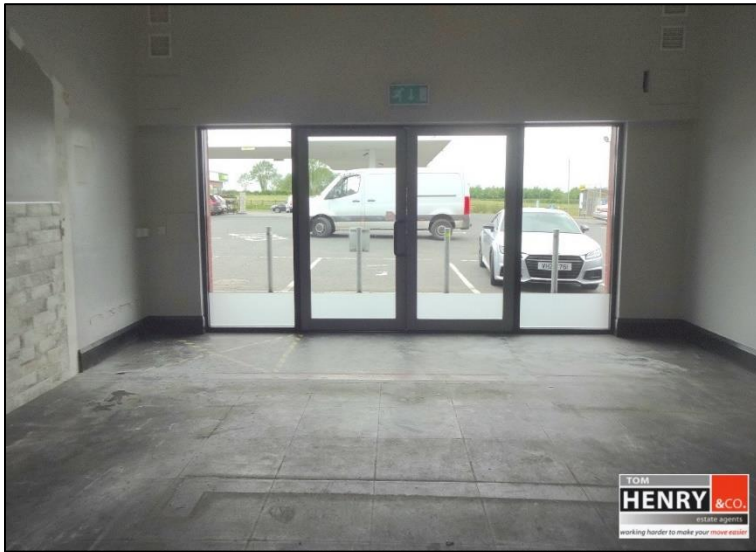
STORE 2: 3.7M X 1.7M

STAFF TOILET:

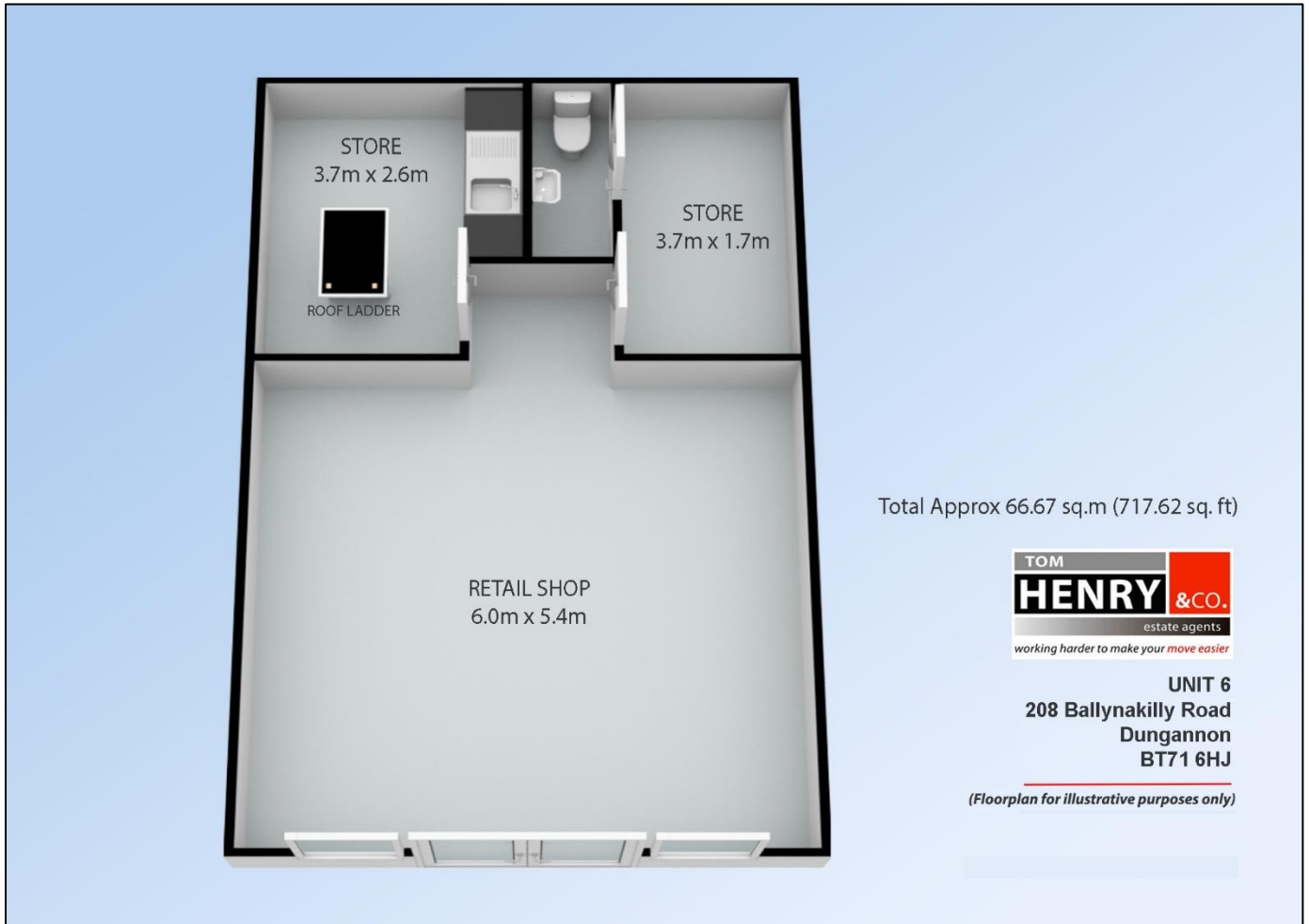
TOILET. WASH HAND BASIN.

LOFT STORAGE: 3.6M X 5.4M

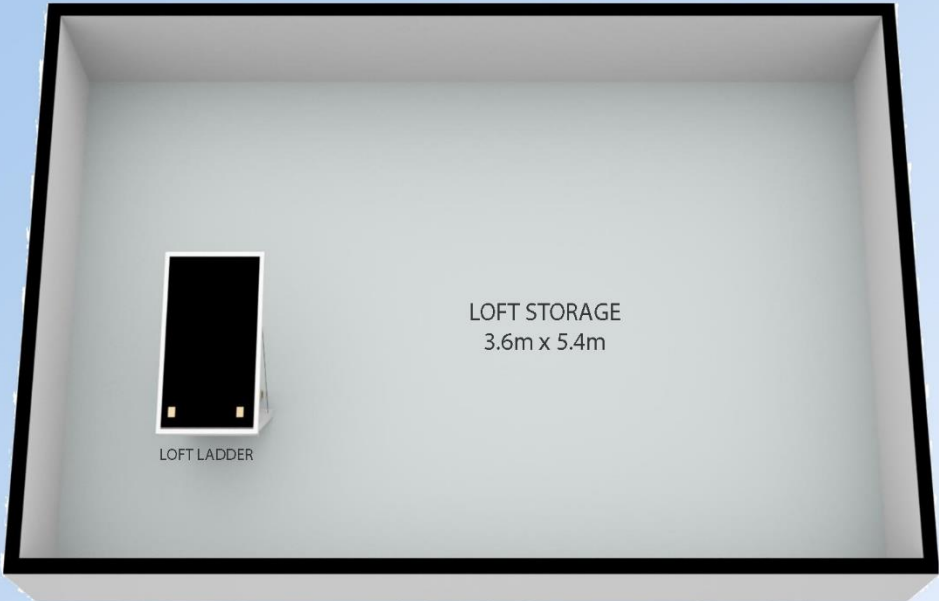
ACCESSED VIA A WOODEN FOLD DOWN LADDER.



**FLOORPLANS FOR I.D. PURPOSES ONLY:**



Total Approx 66.67 sq.m (717.62 sq. ft)



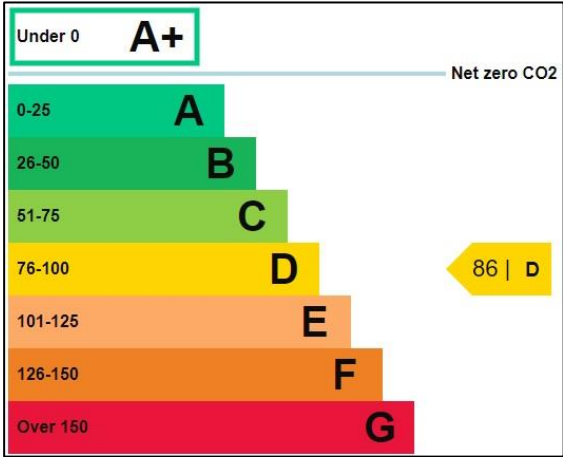
LOFT STORAGE  
3.6m x 5.4m



UNIT 6  
208 Ballynakilly Road  
Dungannon  
BT71 6HJ

(Floorplan for illustrative purposes only)

LOCATION MAP & EPC:



N.B.

Any photographs displayed or attached to brochures may have been taken with a wide angled lens. Tom Henry & Co. have not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.

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 FULL DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.