# TO LET NEW UNIT / UNITS 10 WHITEBRIDGE ROAD BALLYGAWLEY CO. TYRONE BT70 2JG



#### working harder to make your move easier

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### NEW BUILD UNIT / UNITS - CENTRAL LOCATION - C. 250 SQ M / 2690 SQ FT - PARKING

NEW BUILD UNIT / UNITS EXTENDING TO CIRCA. 250 SQ M (2690 SQ FT) SUITABLE FOR LIGHT INDUSTRIAL / RETAIL USE.

IDEALLY LOCATED JUST OFF BUSTLING BALLYGAWLEY MAIN STREET WITHIN A PRIVATE, SECURE COMPOUND WITH AMPLE PARKING & BENEFITTING FROM A HIGH VOLUME OF POTENTIAL PASSING TRADE.

THIS UNIT / UNITS WOULD BE IDEAL FOR A NUMBER OF POTENTIAL USES INCLUDING RETAIL, TREATMENT ROOMS, TRADE COUNTER, ETC. (S.T.S.C.) AND MAY BE LET IN ONE OR TWO LOTS TO SUIT.



GUIDE RENT: ON APPLICATION. N.A.V. £T.B.C. RATES: £T.B.C.

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## **PROPERTY FEATURES...**

- > NEW BUILD COMMERCIAL UNIT / UNITS TO LET.
- > AVAILABLE TO RENT IN ONE OR TWO LOTS TO SUIT.
- ▶ GROUND FLOOR CIRCA. 143 SQ M / 1540 SQ FT.
- FIRST FLOOR CIRCA. 107 SQ M / 1150 SQ FT.
- ➤ TOTAL: CIRCA. 250 SQ M / 2690 SQ FT.
- > PRIME LOCATION JUST OFF BALLYGAWLEY MAIN STREET.
- SECURE COMPOUND WITH AMPLE PARKING.
- ➢ 3 PHASE ELECTRIC.
- SIDE ROLLER DOOR ACCESS.
- ▶ RETAIL SHOP FRONT / FRONTS TO FRONT ELEVATION.
- DISTANCE FROM CIRCA: BALLYGAWLEY - APPROX. 70 METERS AUGHNACLOY – APPROX. 4.3 MILES DUNGANNON – APPROX. 13.5 MILES OMAGH – APPROX. 16 MILES
- CURRENT PLANNING PERMISSION FOR LIGHT INDUSTRIAL USE (CLASS B2).
- MAY BE SUITABLE FOR RETAIL / TRADE COUNTER / LIGHT INDUSTRIAL / TREATMENT ROOMS S.T.S.C.



#### **ACCOMMODATION:**

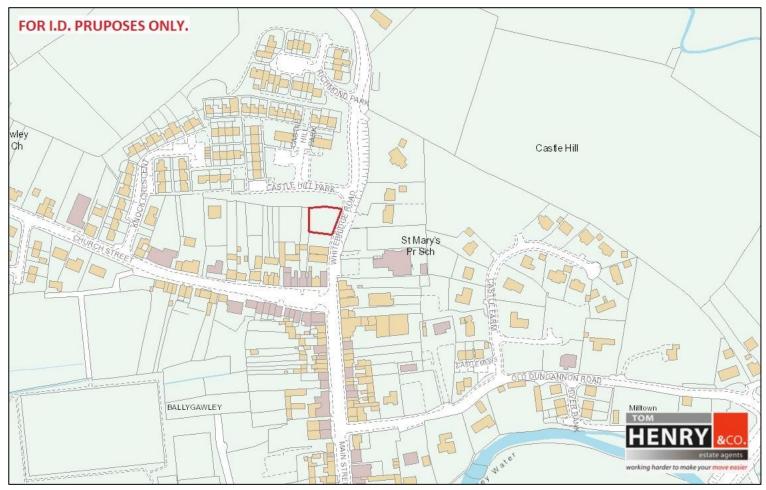
GROUND FLOOR: 15.1M X 9.5M

FIRST FLOOR: 11.4M X 9.4M

#### INTERNAL LAYOUT MAY BE ALTERED TO SUIT SUBJECT TO NEGOTIATION.







#### N.B.

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#### 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.