

For Sale

Prominent Town Centre Retail Building
42/43 Market Square, Dungannon



For Sale 42/43 Market Square, Dungannon

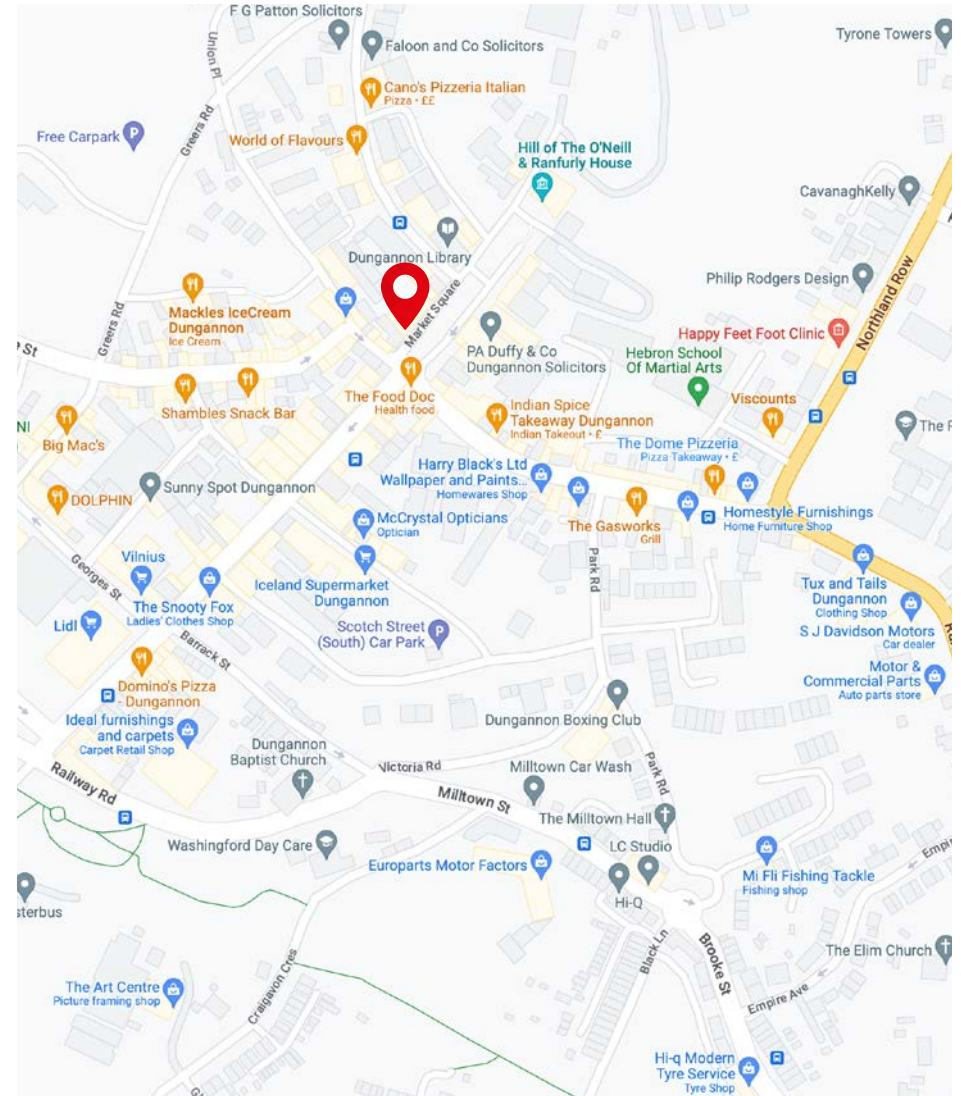


Property Highlights

- Prominent town centre retail building
- Available with vacant possession
- Capable of sub-division
- Suitable for a variety of uses subject to planning
- Offers in excess of £385,000

Location

Located in Dungannon town centre on the north-western side of Market Square at the heart of the primary retail core and directly opposite surface car park, which is free for up to 1 hour. The immediate vicinity is characterized by a range of retail and service occupiers including Ulster Bank and Menarys (adjacent), Nineteen83 (adjacent), Arts & Visitor Centre, Peacocks (opposite) and a range of local retailers and cafes.



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Description

The subject comprises a 4-storey building most recently occupied by Menarys, who remain in occupation in 41 Market Square. Accommodation is arranged over ground and first floor retailing area with second and third floor stores and staff facilities.

The exterior façade comprises a modern retail shop front with glazing and smooth rendering at first – third floors. There is a rear fire exit which egresses onto the adjoining car park of 39 Market Square

Accommodation

The net internal areas are as follows:

Description	Sq M	Sq Ft
GF	306	3,293
1F	375	4,036
2F	113	1,216
3F	113	1,216
Total	907	9,764

Planning

The property has planning for its current retail use and also has the benefit of hot food use.

EPC

Awaiting EPC.

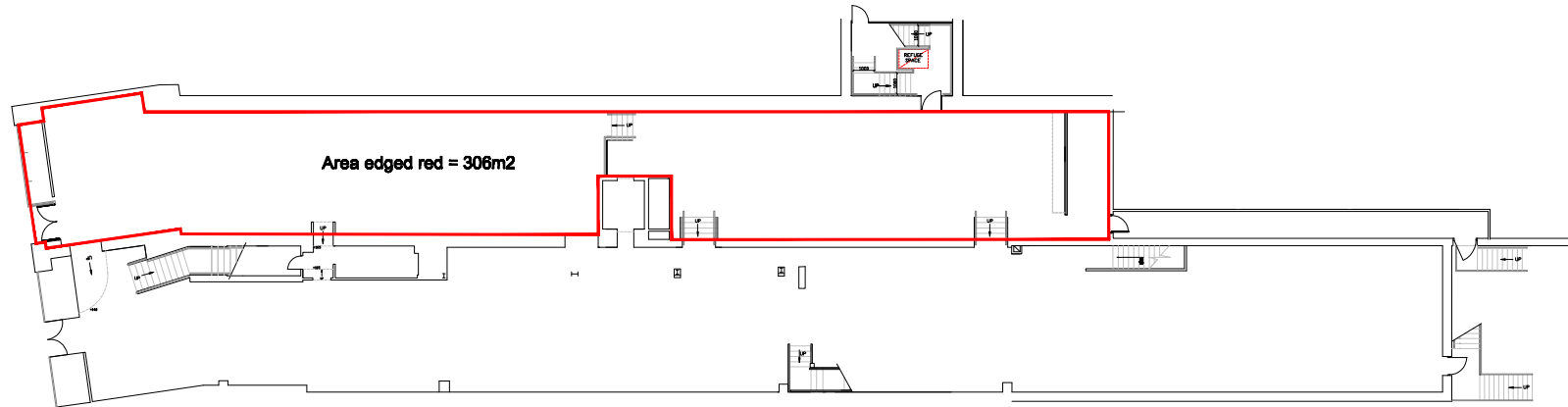
Price

£385,000 exclusive

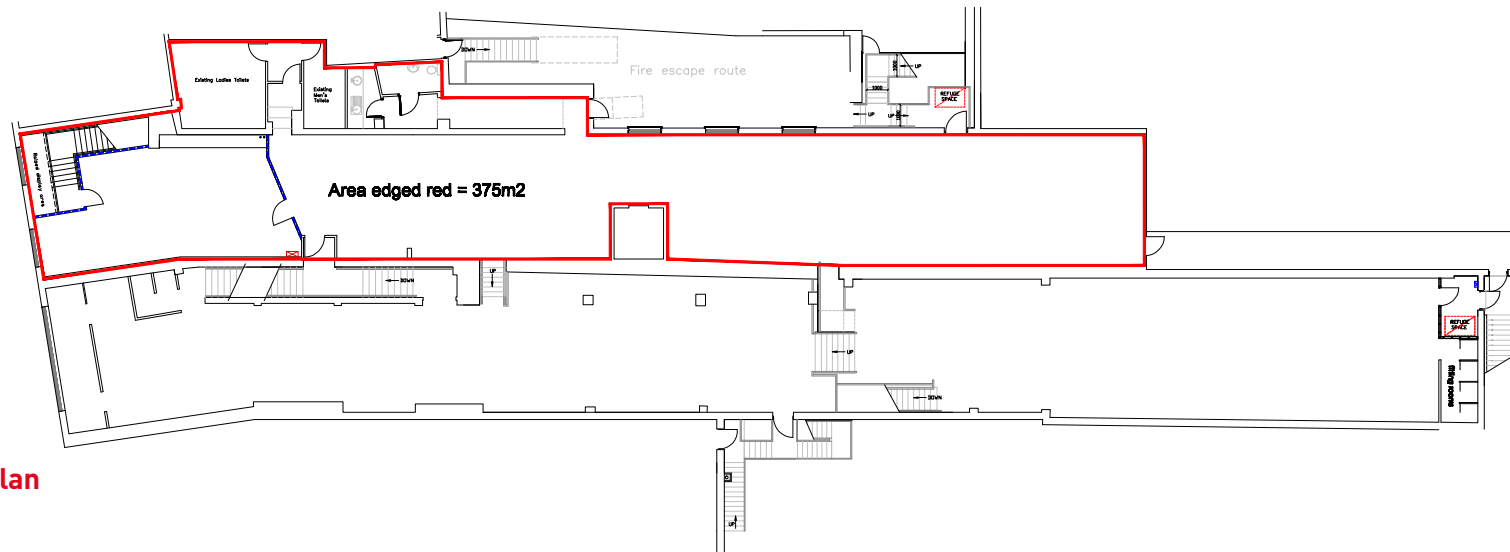
VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.



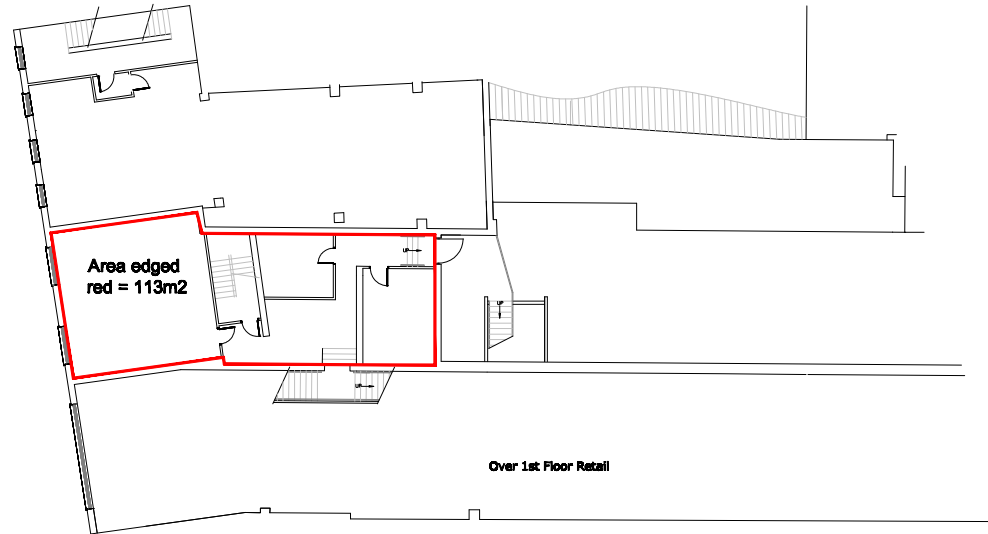


Ground Floor Plan

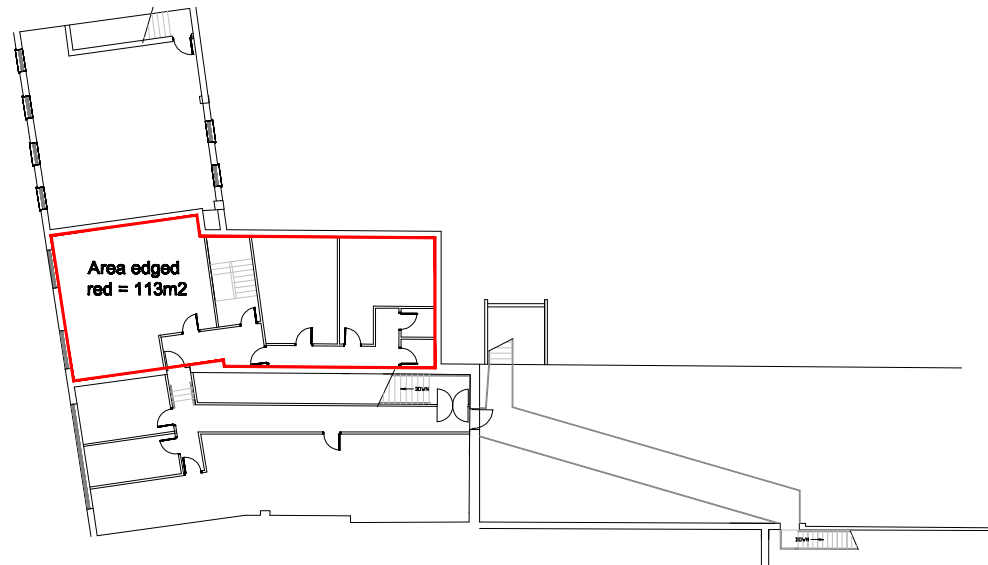


First Floor Plan

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Second Floor Plan



Third Floor Plan

Not To Scale. For indicative purposes only.

EPC

Awaiting EPC

McCombe Pierce LLP

Lombard House, 10-20 Lombard Street, Belfast BT1 1RD

+44 (0)28 9023 3455

www.cushmanwakefield-ni.com

For more information, please contact:

Mark Riddell

07920 186523

mark.riddell@cushwake-ni.com

Martin McKibbin

07715 269699

martin.mckibbin@cushwake-ni.com

Conor Mallon

07831 176520

conor@bestpropertyservices.com



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