

UNIT 9
SCOTCH STREET CENTRE
DUNGANNON
CO. TYRONE
BT70 1AR



working harder to make your move easier

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TO LET - NEWLY RENOVATED UNIT IN A PRIME LOCATION

RENOVATED TO A “HIGH SPECIFICATION TURNKEY” FINISH THIS UNIT PRESENTS A FANTASTIC OPPORTUNITY FOR THOSE SEEKING “READY-TO-TRADE” PREMISES IN A PRIME LOCATION WITH SIGNIFICANT POTENTIAL PASSING TRADE.

EXTENDING TO CIRCA. 84 SQ M / 900 SQ FT OVER TWO FLOORS THIS SUPERB PROPERTY WOULD BE IDEAL FOR A NUMBER OF USES S.T.S.C – RETAIL / OFFICE / PROFESSIONAL SERVICES / HEALTH & BEAUTY.

SITUATED ADJACENT TO MAIN TOWN CAR PARK AND ENROUTE TO A MAIN THOROUGHFARE THIS HIGHLY VISABLE UNIT IS SURE TO ATTRACT SIGNIFICANT INTEREST.



GUIDE RENT: £700 PER MONTH

RATES: APPROX. £3000 P.A.

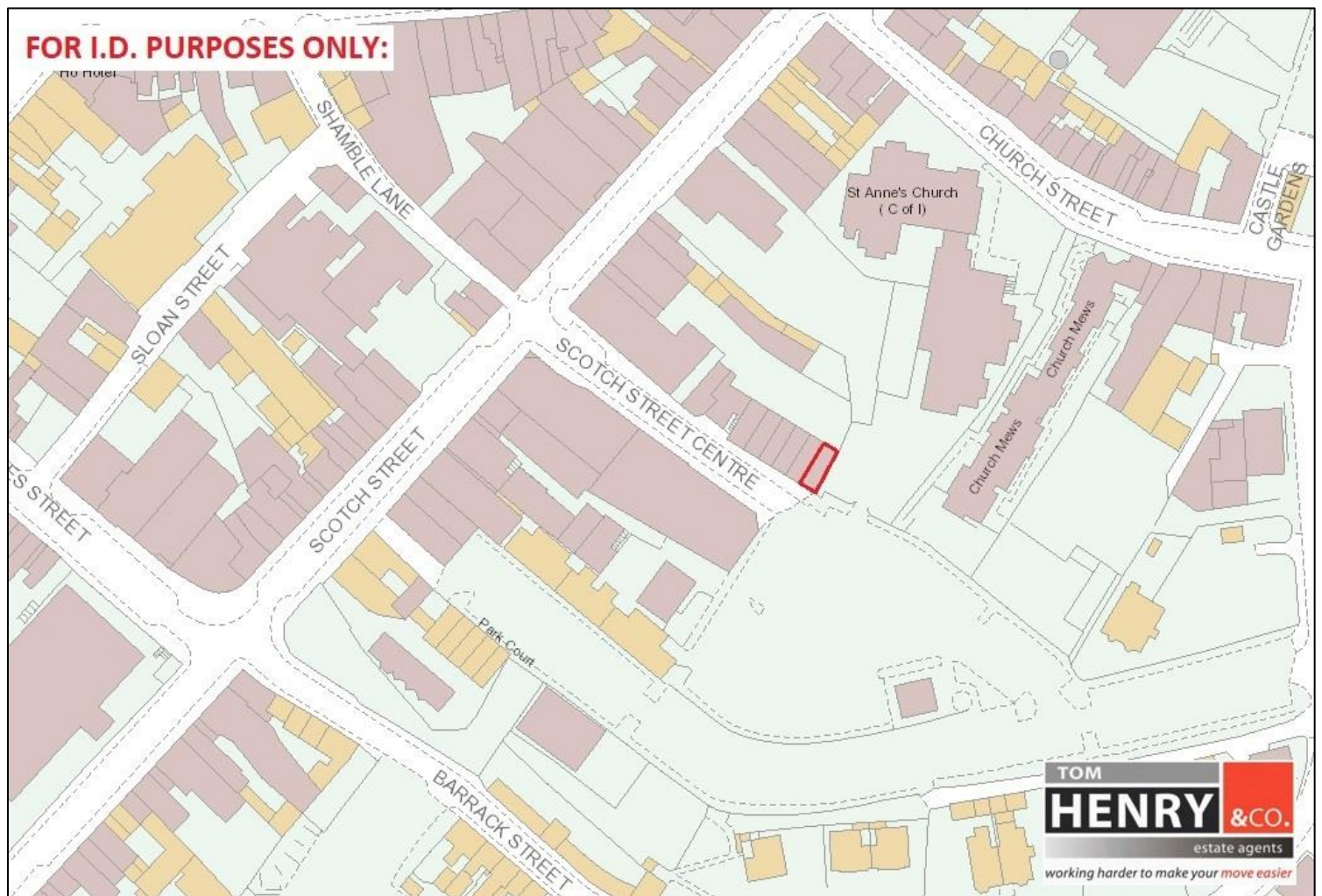
PROPERTY FEATURES & LOCATION MAP OVERLEAF...

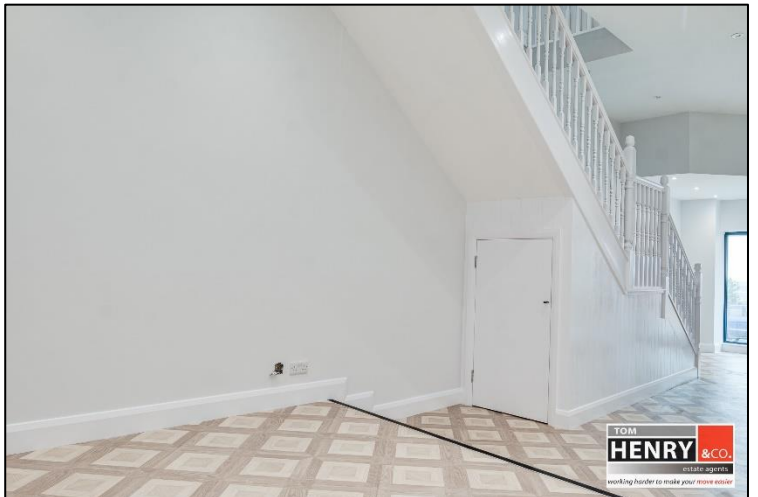
www.tomhenryandco.com



PROPERTY FEATURES...

- HIGH SPECIFICATION “TURNKEY” UNIT.
- APPROX. 84 SQ M / 900 SQ FT OVER 2 STOREYS.
- COMPREHENSIVELY UPGRADED WIRING.
- ELECTRIC ROLLER SHUTTER.
- GLAZED DISPLAY FRONTAGE.
- ELECTRIC HEATING.
- STAFF TOILETS & KITCHEN FACILITY.
- PRIME LOCATION ADJACENT TO MAIN TOWN CAR PARK.
- SIGNIFICANT POTENTIAL PASSING TRADE.
- IDEAL FOR RETAIL / OFFICES / PROFESSIONAL SERVICES / BEAUTY / ETC.

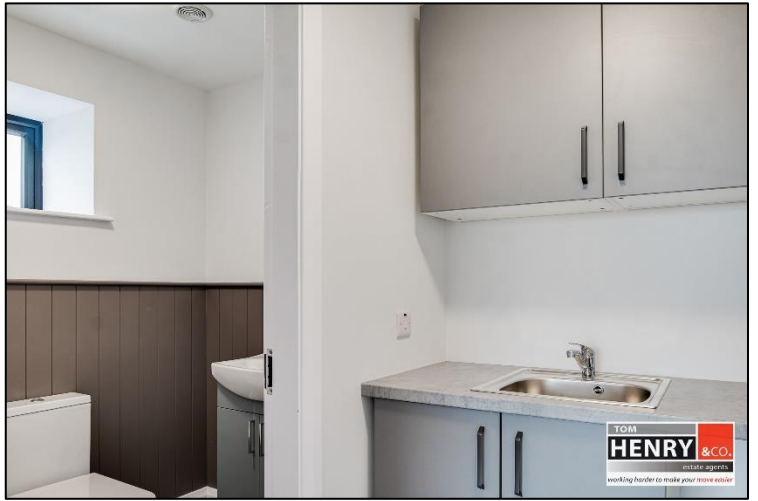








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**9 Scotch Street
Dungannon BT70 1AR**

(Floorplan for illustrative purposes only)

MAP & FLOORPLANS FOR I.D. PURPOSES ONLY.

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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 FURTHER INFORMATION OR TO ARRANGE A PRIVATE VIEWING PLEASE CONTACT OUR OFFICES.