

TO LET – TOWN CENTRE COMMERCIAL PREMISES

CBRE NI
PART OF THE AFFILIATE NETWORK

3 Church Street, Dungannon, BT71 6AB



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Key Benefits

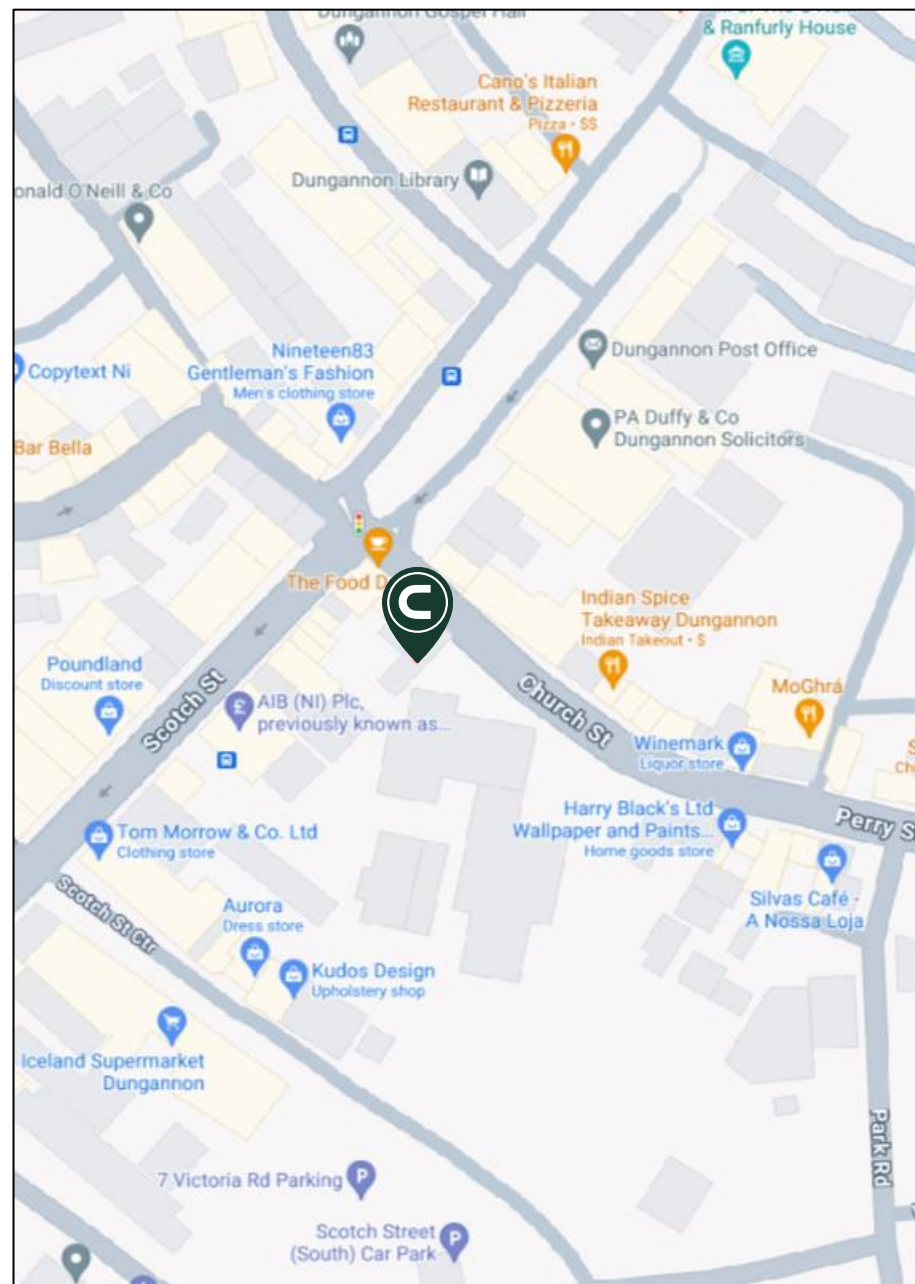
- Commercial premises extending to 1,470 sq ft
- Suitable for a variety of uses subject to planning permission

Location

Dungannon is located approximately 42 miles west of Belfast and easily accessible via the M1 motorway network. Situated between Cookstown and Armagh the A29 dual carriageway provides access to both towns.. The subject property is located on Church Street, adjacent to Market Square, which is the main retail pitch within the town. Neighbouring occupiers include Hoys Footwear, Santander and The Food Doc.

Description

The subject property comprises a 2-storey commercial unit with retail accommodation on the ground floor and upper floor office accommodation with kitchen facilities. The ground floor extends to 759 sq ft and is finished to include laminate flooring, plastered and painted walls, spot lighting with ceiling mounted heating and cooling cassettes, double glazed PVC along with a store, kitchen WC. The first floor extends to 710 sq ft and consists of office space and a kitchen. The office space comprises carpeted flooring, double glazed PVC windows, plastered and painted walls, plastered ceilings and fluorescent strip lighting.



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Accommodation

Area	Sq M	Sq Ft
Ground Floor	70.53	759
First Floor Office	33.48	360
First Floor Office	8.76	94
Kitchen	23.81	256
Total	136.58	1,470

Lease Details

Rent	£15,000 p.a.x
Term	Negotiable
Repairs/Insurance	Full repairing and insuring basis

VAT

All prices are quoted exclusive of VAT, which may be payable.

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £7,350. The rate in the £ for 2024/25 is £0.559652 therefore the estimated rates payable for 2024/25 are £4,113.44.

**The rates quoted above may be eligible for the 20% Small Business Rates Relief.*

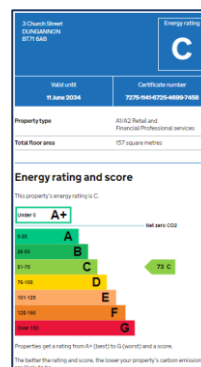
AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

EPC

The building has been rated as C73 under EPC regulations.

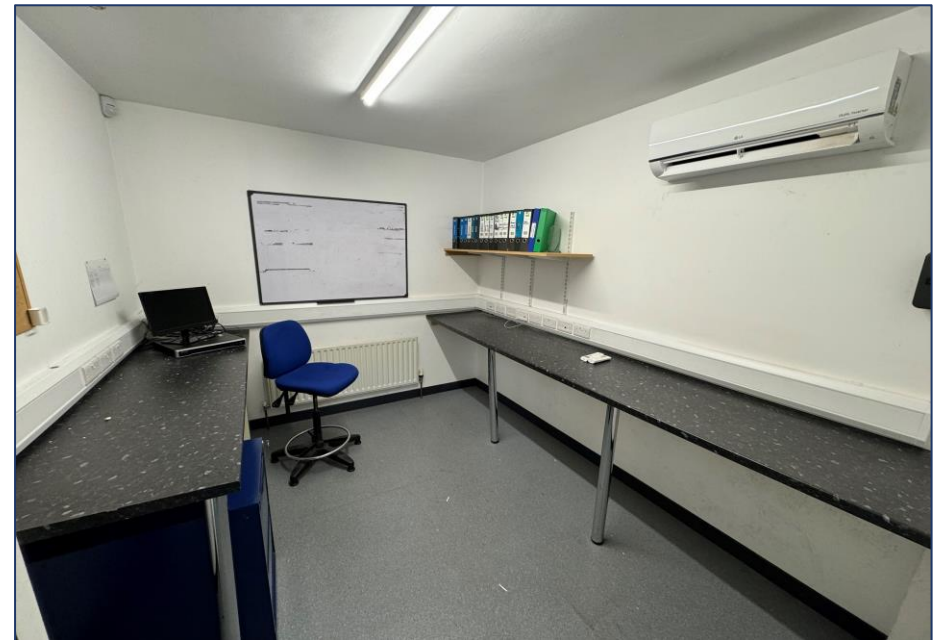
A copy of the EPC Certificate is available adjacent and can be made available on request.



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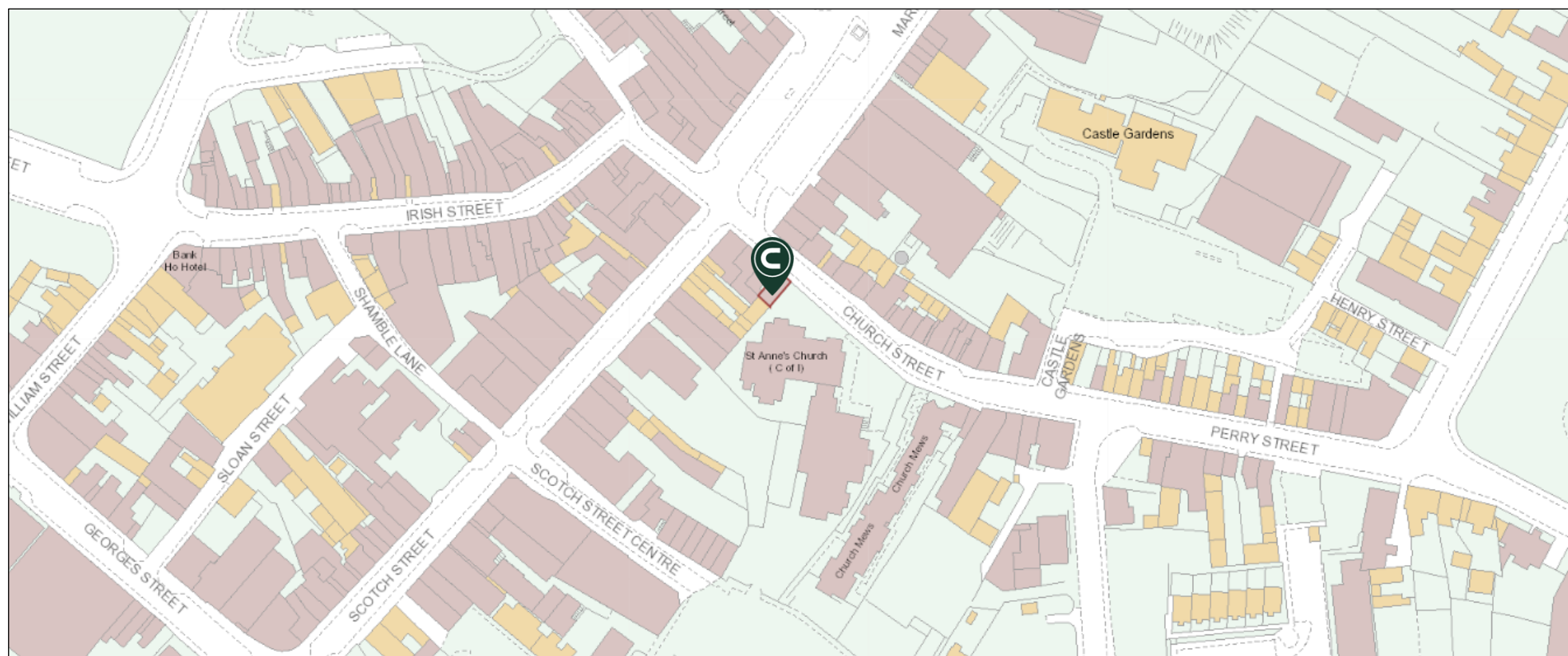
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Contact Us

Stephen Smith
Associate Director
T: 079 7652 3666
E: stephen.smith@cbreni.com

Rory Kelly
Graduate Surveyor
T: 075 5776 0331
E: rory.kelly@cbreni.com

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