

TO LET

13A OLD OMAGH ROAD

BALLYGAWLEY

CO. TYRONE

BT70 2EZ



*working harder to make your **move easier***

26 Church Street,
Dungannon,
Co. Tyrone,
N. Ireland
BT71 6AB

T: (028) 8772 6992
F: (028) 8772 6460
E: tom@tomhenryandco.com

PROMINENT ENCLOSED COMPOUND WITH WORKSHOP, STORE, OFFICE & STAFF FACILITIES

COMPOUND CIRCA. 976 SQ M – ACCOMMODATION CIRCA. 1735 SQ FT PLUS STAFF FACILITIES

IDEALLY SITUATED ON A PROMINENT SITE ON THE OUTSKIRTS OF BUSTLING BALLYGAWLEY WITH A HIGH VOLUME OF POTENTIAL PASSING TRADE, THIS SECURE, ENCLOSED COMPOUND BOASTS AMPLE PARKING, OFFICE / RECEPTION SPACE WITH STAFF FACILITIES, A WORKSHOP WITH MEZZANINE STORAGE AND A SEPARATE STORE / GARAGE.

THESE PREMISES WOULD BE IDEAL FOR A NUMBER OF POTENTIAL USES (S.T.P.P.) INCLUDING CAR SALES, CAR WASH, TYRE SUPPLIES, VEHICLE SERVICING, LOGISTICS HUB, FUEL SALES, COFFEE SHOP, ETC.



GUIDE RENT: ON APPLICATION

N.A.V. £T.B.C.

RATES: £T.B.C.

PROPERTY FEATURES, FLOORPLANS & MAP FOR I.D. PURPOSES OVERLEAF...

www.tomhenryandco.com

PROPERTY FEATURES...

- SECURE CONCRETE COMPOUND EXTENDING TO CIRCA. 976 SQ M.
- PROMINENT, CENTRAL, HIGHLY ACCESSIBLE LOCATION.
- SECURE COMPOUND WITH AMPLE CONCRETE PARKING.
- WOULD BE IDEAL FOR A NUMBER OF USES (S.T.P.P.) INCLUDING; CAR SALES, CAR WASH, TYRE SUPPLIER, VEHICLE SERVICING, LOGISTICS HUB, FUEL SALES, COFFEE SHOP ETC.
- OFFICE / RECEPTION AREA WITH ELECTRIC, PHONE LINE & STAFF FACILITIES.
- WORKSHOP CIRCA. 80 SQ M PLUS MEZZANINE STORAGE CIRCA. 41 SQ M.
- SEPARATE GARAGE / STORE CIRCA. 24 SQ M.
- DISTANCE FROM:
 - BALLYGAWLEY APPROX. 0.4 MILES.
 - AUGHNACLOY APPROX. 5.3 MILES.
 - DUNGANNON APPROX. 14.7 MILES.
 - OMAGH APPROX. 15.6 MILES.
- A FANTASTIC OPPORTUNITY IDEAL FOR A RANGE OF POTENTIAL USES.



ACCOMMODATION...

COMPOUND:

EXTENDING TO APPROX. 976 SQ. M. CONCRETE PARKING. FENCED & GATED.



OFFICE / RECEPTION: 4M X 4M

DUAL ASPECT WITH ELECTRIC LIGHTS & POWER POINTS. STAFF TOILET & KITCHEN.





WORKSHOP: 8M X 10M
2 ROLL-UP DOORS. LIGHT & POWER POINTS.

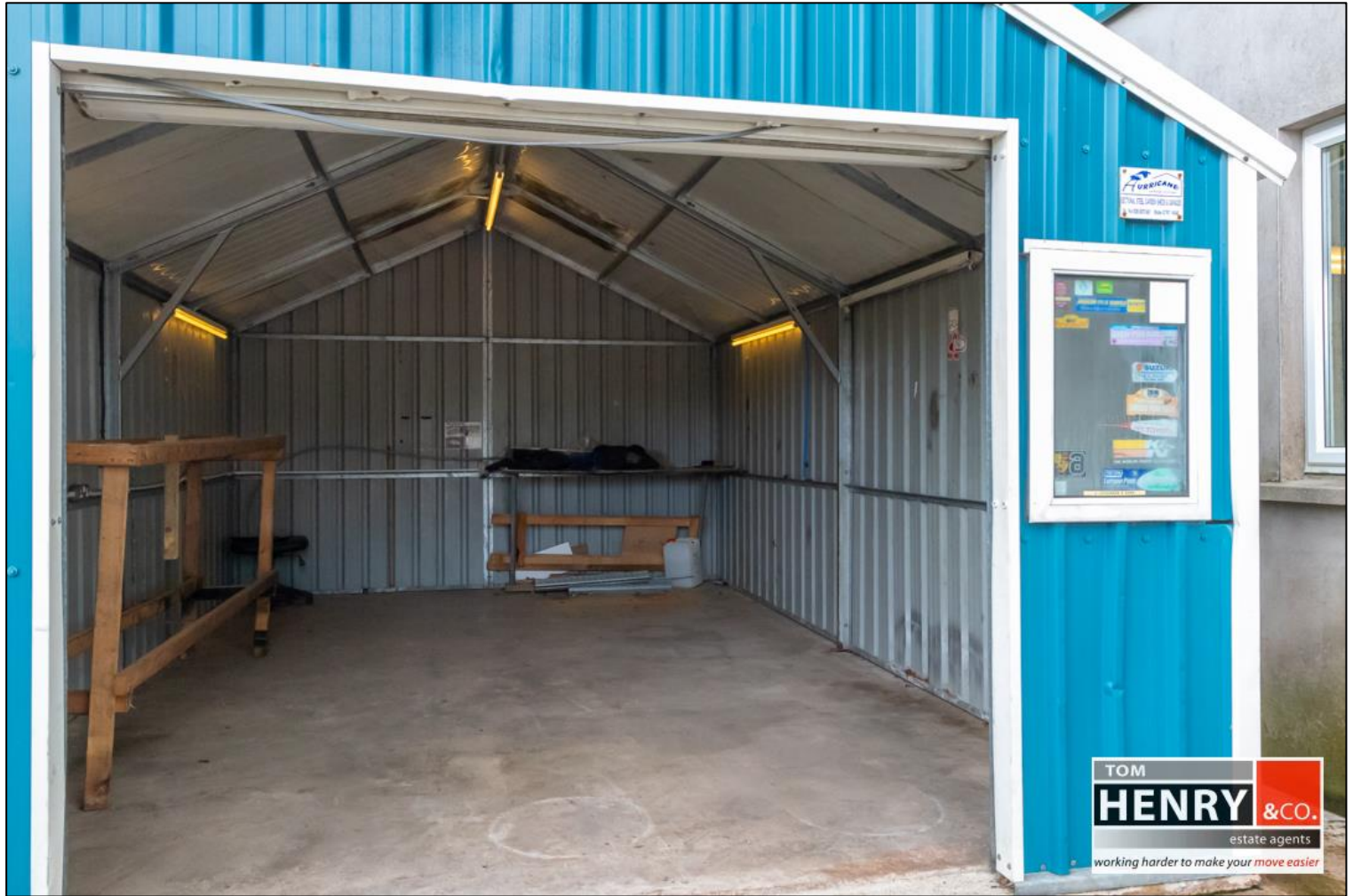




MEZZANINE STORAGE: 8M X 5.1M



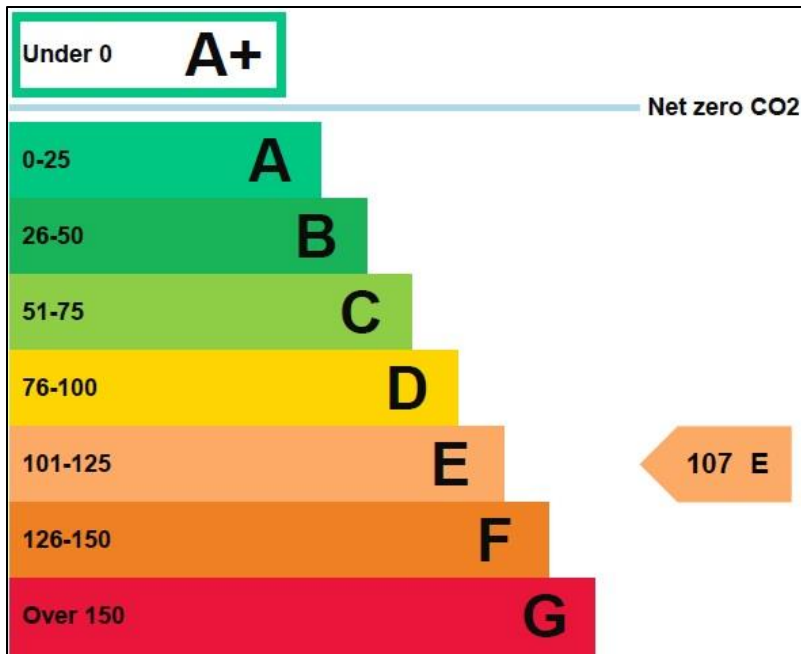
GARAGE / SHED: 6.1M X 4M
ROLL-UP DOOR. LIGHT & POWER POINTS.



TOM
HENRY & CO.
estate agents
working harder to make your move easier

13a Old Omagh Road
Ballygawley, BT70 2EZ

(Floorplan for illustrative purposes only)




Thinking of selling or renting your home?



Want to know what your property is worth?

- > **Free** no obligation pre sale/ pre let valuation.
- > **Market leading sales record.**
- > **Competitive sales & rental rates.**
- > **RICS member firm.**
- > **Professional & efficient service.**
- > **Over 100 years local combined experience.**

SALES / LETTINGS / MANAGEMENT / VALUATIONS / MORTGAGE ADVICE

 www.tomhenryandco.com / www.tomhenryrentals.com / 028 87726992

LOCATION MAP & FLOORPLANS FOR I.D. PURPOSES ONLY.

N.B.

Tom Henry & Company Limited gives notice to anyone who may read these particulars as follows. These particulars do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. We cannot guarantee the accuracy or description of any dimensions, texts or photos which also may be taken by a wide camera lens or enhanced by photo shop. Dimensions may taken to the nearest 5m / 0.25 acres. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact. Tom Henry & Co. have not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order and do not offer any guarantees on their condition.

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 DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.