

**TO LET**

**4 DUNGANNON ROAD**

**COALISLAND**

**CO. TYRONE**

**BT71 4HP**



*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

**PRIME GROUND FLOOR PREMISES – CIRCA. 575 SQ FT**

SITUATED IN A PRIME POSITION WITH GOOD PASSING TRADE THIS TIDY & AFFORDABLE GROUND FLOOR UNIT WOULD BE IDEAL FOR MANY POTENTIAL USES INCLUDING; RETAIL / BEAUTY / HAIRDRESSING / ACCOUNTANTS / FINANCIAL SERVICES / SOLICITORS/ ETC

**“A SUPERB OPPORTUNITY TO RENT A PRIME UNIT - READY TO OCCUPY...”**



**GUIDE RENT: £400 PER MONTH**

**N.A.V. £3750**

**APPROX RATES: CURRENTLY EXEMPT**

ACCOMMODATION IN BRIEF OVERLEAF...

**[www.tomhenryandco.com](http://www.tomhenryandco.com)**

**ACCOMMODATION IN BRIEF...**

GENEROUS GLAZED DISPLAY WINDOW.

SHOP AREA: 3.15 x 6.72 + 4.40 x 2.59

PRE-FINISHED FLOOR.



TOILET:

W.C. & WASH HAND BASIN.



KITCHEN / STAFF ROOM: 3.28 x 2.74

S.S.SINK AND DRAINER. WORK TOP.

OFFICE: 2.74 x 3.02

PRE-FINISHED FLOOR. ACCESS TO STORE.



STORE: 2.74 x 1.27  
PRE-FINISHED FLOOR.

**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 FURTHER DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.**