

TO LET

**48 PERRY STREET
DUNGANNON
CO. TYRONE
BT71 6AJ**

**TOM
HENRY & CO.**
estate agents

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

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PRIME RETAIL UNIT WITH HIGH VOLUME OF PASSING TRADE

EXTENDING TO APPROX. 72 SQ M / 780 SQ FT PLUS STAFF FACILITIES OVER TWO FLOORS THIS PRIME RETAIL UNIT IS IDEALLY LOCATED ON THE MAIN ROUTE TO / FROM DUNGANNON TOWN CENTRE, CONVENIENT TO A MAJOR CAR PARK AND WITH COMPLEMENTARY RETAILERS CLOSE BY INCLUDING; HOT FOOD OUTLETS, CONVENIENCE SHOP, BOOKMAKERS & A NUMBER OF PROFESSIONAL OFFICES, ETC.

THIS UNIT BENEFITS FROM HIGH LEVELS OF PASSING FOOTFALL & WILL SURELY APPEAL TO A WIDE RANGE OF POTENTIAL BUSINESS USES.



GUIDE RENT: £700 PCM

RATES: APPROX. £2650 PER ANNUM

PROPERTY FEATURES & PHOTOGRAPHS OVERLEAF...

www.tomhenryandco.com

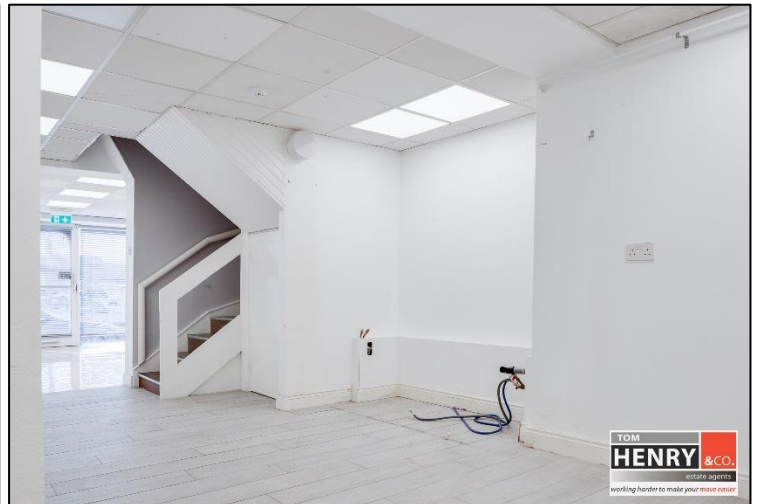
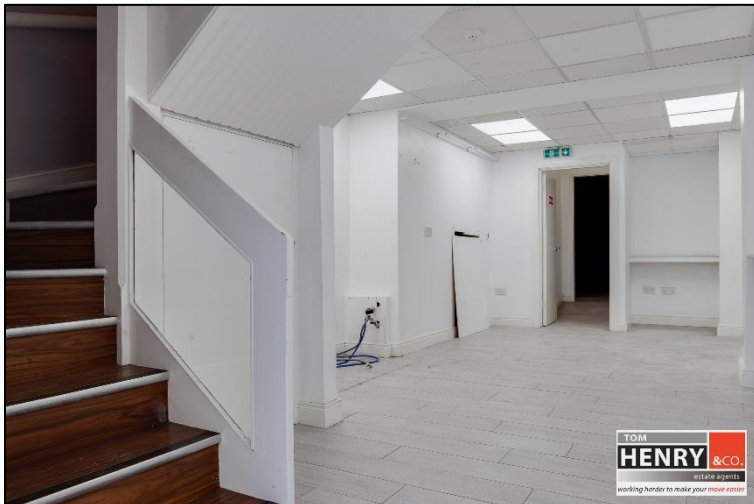
PROPERTY FEATURES:

- A PRIME RETAIL UNIT.
- EXTENDING TO APPROX. 72 SQ M / 780 SQ FT OVER TWO FLOORS.
- GROUND FLOOR CIRCA. 47 SQ M PLUS STAFF FACILITIES.
- GLAZED DISPLAY FRONTAGE.
- STAFF TOILET & KITCHEN.
- PRIME LOCATION ADJACENT TO MAIN TOWN CAR PARK.
- SIGNIFICANT LEVEL OF PASSING TRADE / FOOTFALL.
- TERMS & INCENTIVES NEGOTIABLE.
- WOULD BE IDEAL FOR A WIDE RANGE OF POTENTIAL BUSINESS USES.



ACCOMMODATION IN BRIEF...

RETAIL AREA:



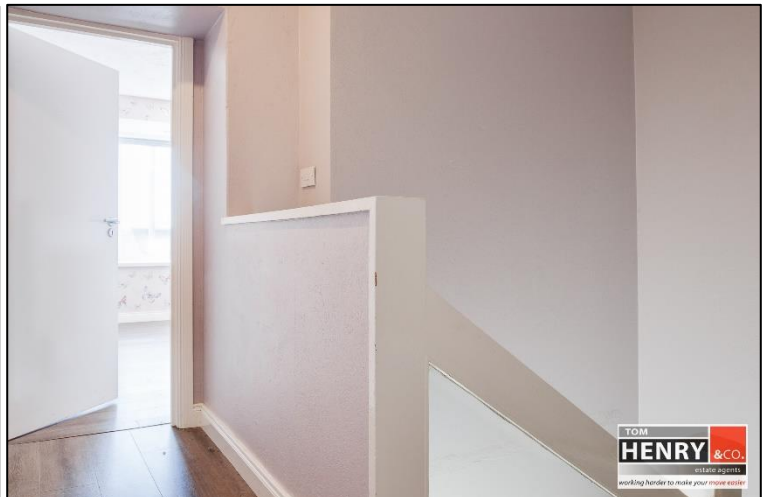


STAFF TOILET & STAFF KITCHEN:

2 NO. STORES:



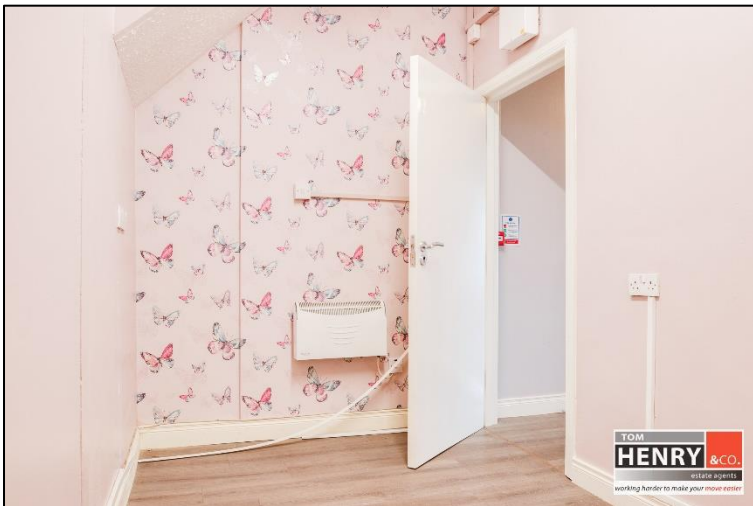
FIRST FLOOR:



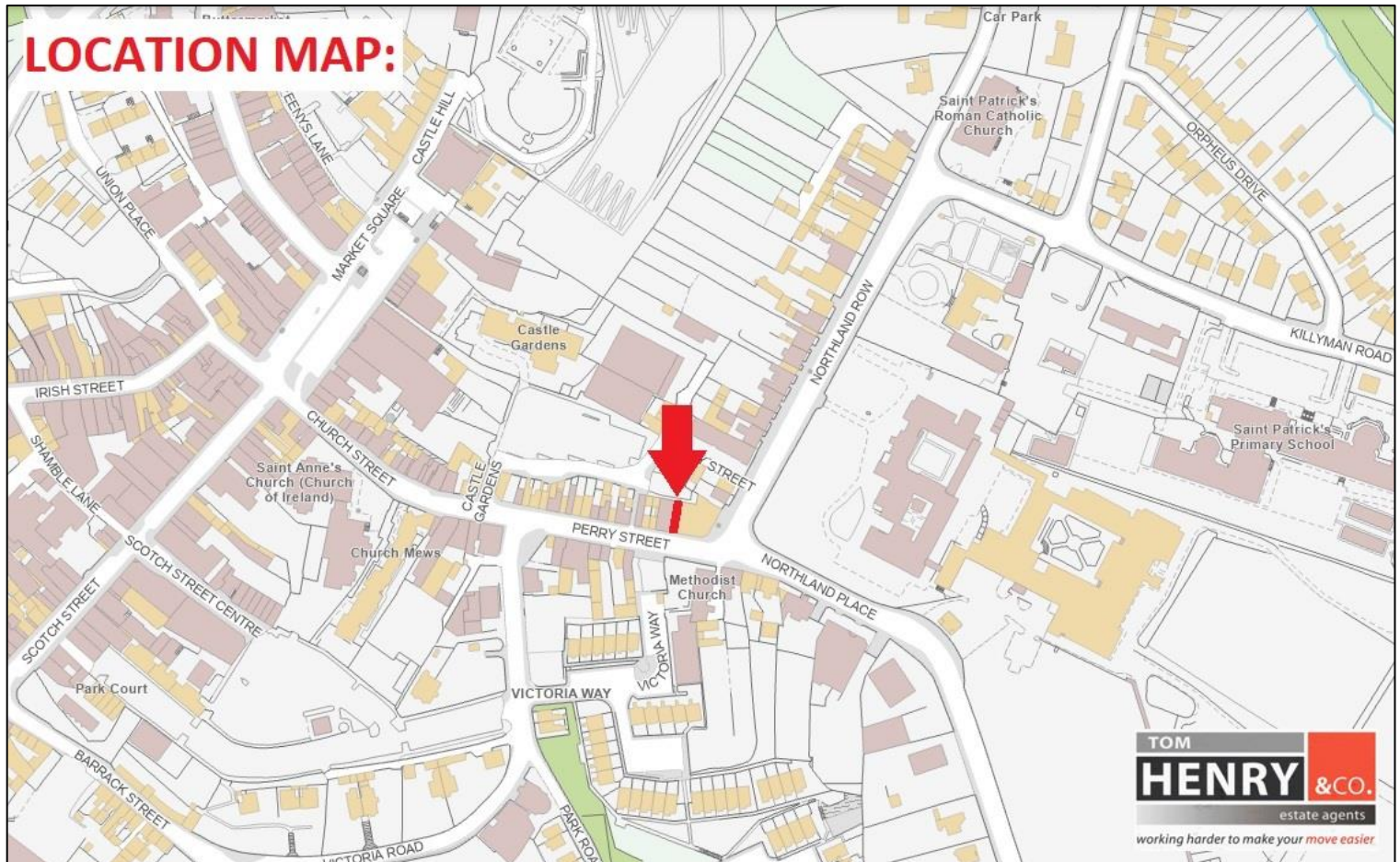
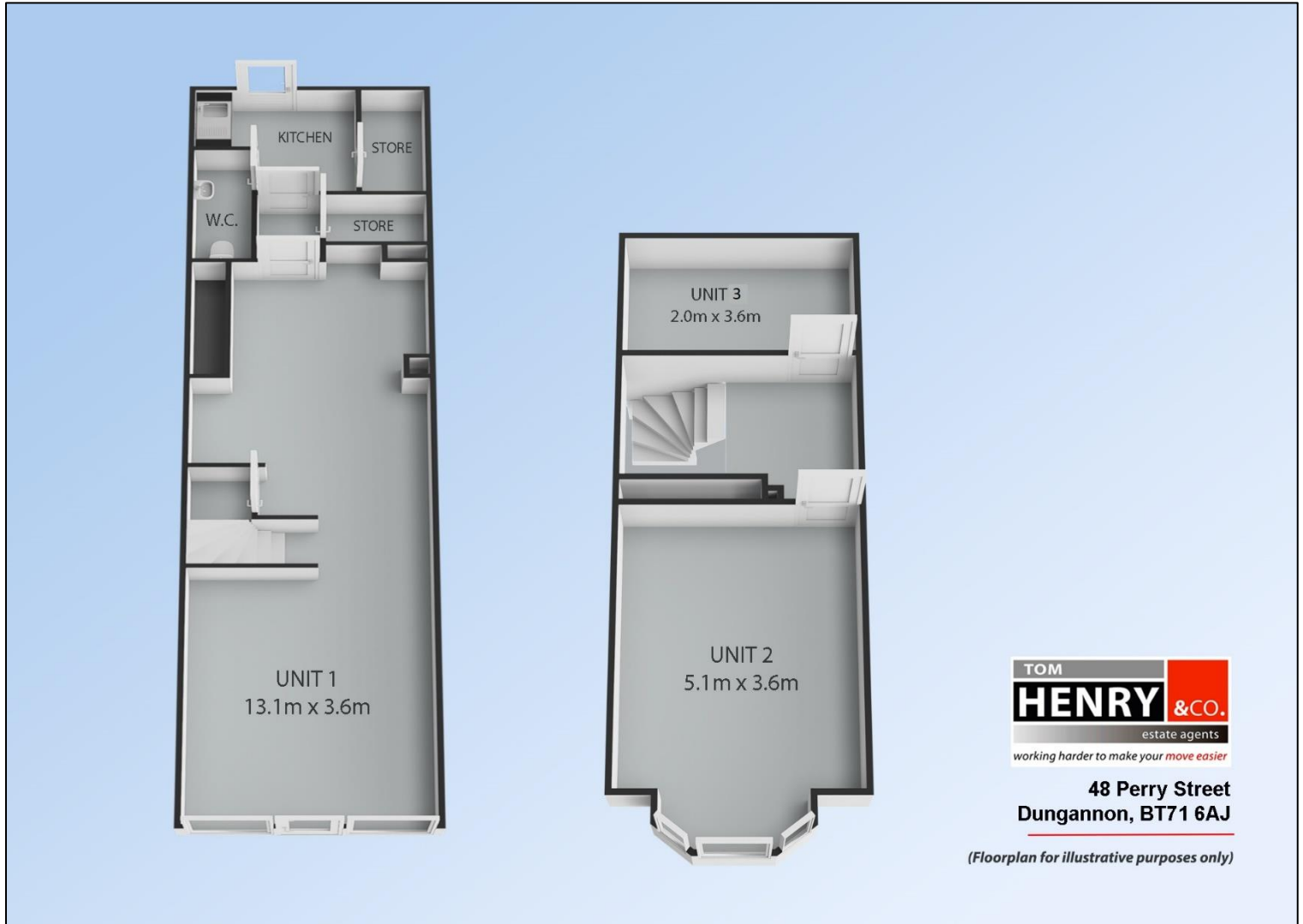
OFFICE / UNIT 2:

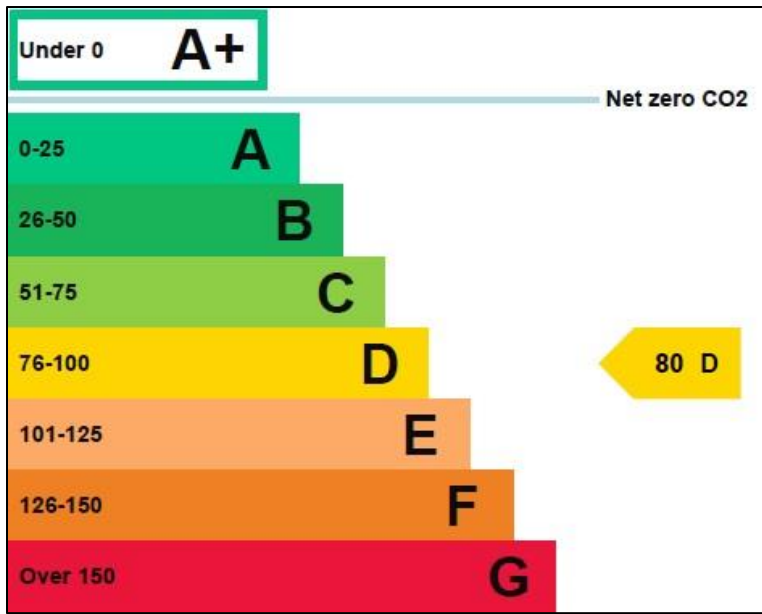


OFFICE / UNIT 3:



FLOORPLANS FOR I.D. PURPOSES ONLY.





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.