

The Linen Green, Moygashel, BT71 7HB

The Bleach House - To Let

Warehouse Accommodation Totalling c. 13,640 Sq Ft (1,267 Sq M)



The Linen Green

Developed on the historic Moygashel Linen Mill Complex, The Linen Green has established itself as a thriving retail, office and leisure destination.

Providing in excess of 125,000 sq ft, The Linen Green comprises a unique mix of boutiques, high quality shops, furniture & homeware outlets, coffee shops and many more exciting businesses. The Linen Green's tenant line up, attractive environment, rich heritage and strategic location, means that the scheme not only serves its immediate catchment but also welcomes shoppers and visitors from across the province and beyond.

Location

Located in Mid-Ulster and nestled amidst the picturesque countryside of County Tyrone, The Linen Green is situated in the village of Moygashel. The scheme is approximately 1 mile from Dungannon town centre and 1 mile from Junction 15 of the M1 motorway and offers a strategic commercial location, providing ease of access to the north and south of the province. Mid-Ulster boasts a strong industrial and commercial hub, often seen as a gateway for Belfast and Dublin. The Linen Green benefits from a strong local catchment including Dungannon, Armagh and Moy. Dungannon is the largest of the nearby towns with a population of 63,500.

The scheme benefits from 650 car parking spaces and some of the occupiers currently trading from the scheme include Bedeck, DV8, Drumbriston Furniture, Bathroom Envy and NFU Mutual.

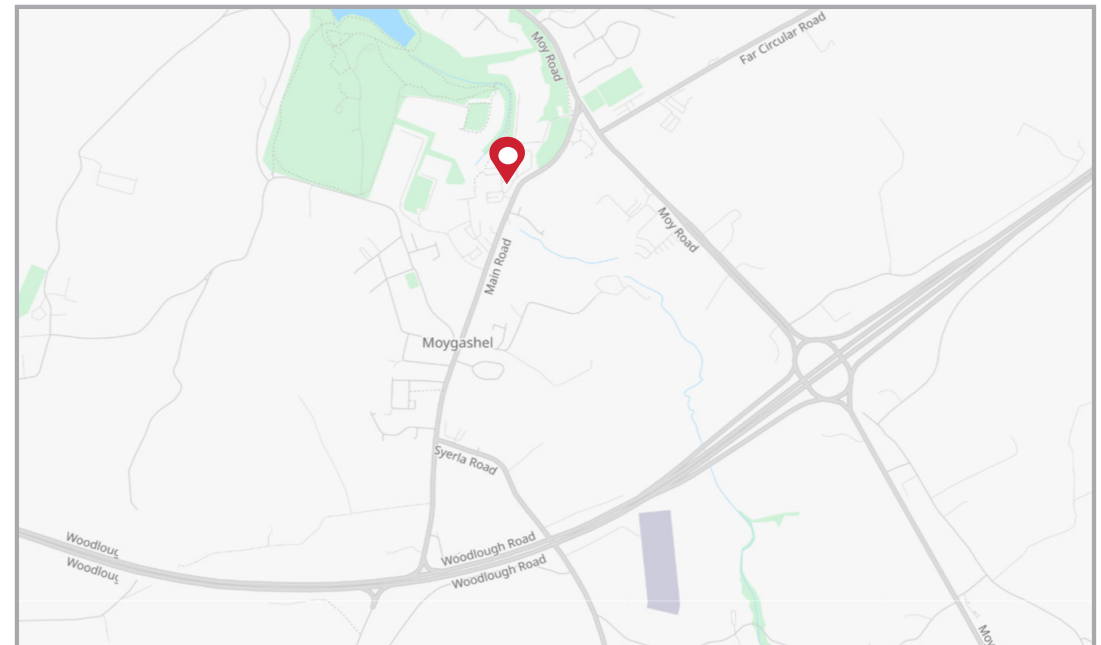
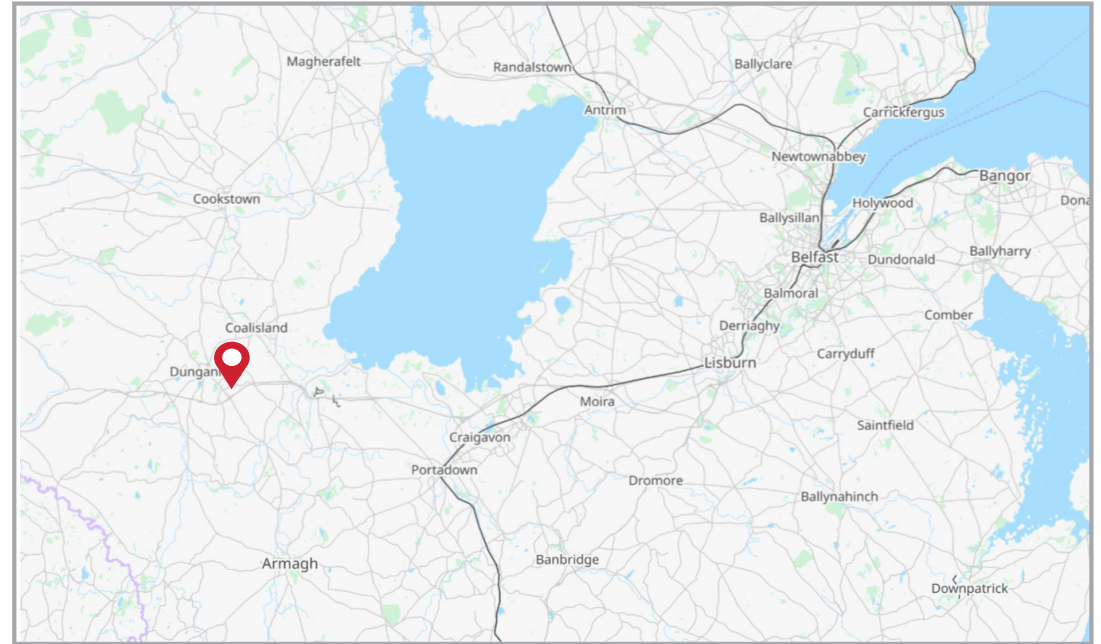
Description

The warehouse is currently partitioned into 3 main sections, under a pitched roof with translucent roof panels, fluorescent strip lighting, hardcore warehouse flooring and roller shutter access.

The property is suitable for a variety of uses to include warehousing, trade counter and leisure uses – subject to planning.

Schedule of Accommodation

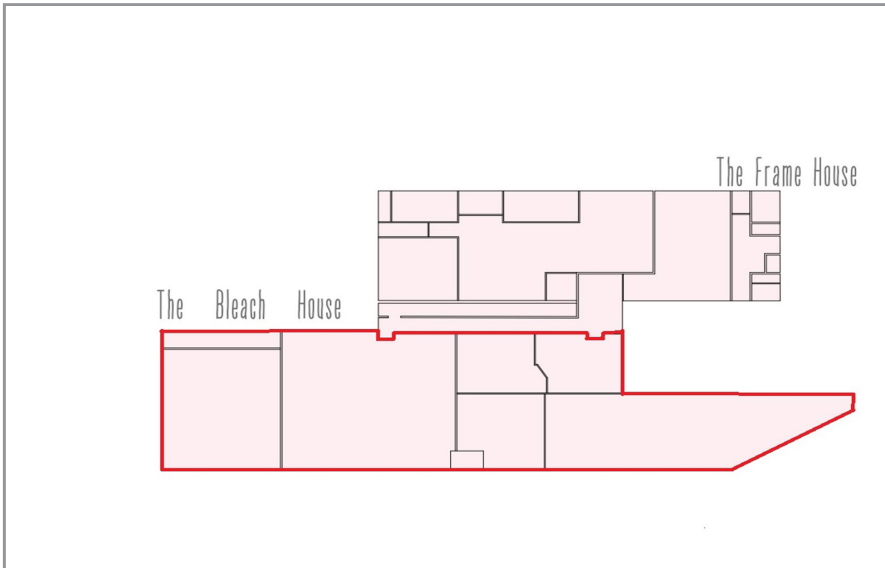
The Bleach House	Sq Ft	Sq M
Warehouse	13,640	1,267
Gross Internal Area	13,640	1,267



For Indicative Purposes Only

Images





Lease Details

Term: 5 years.

Rent: Available upon request.

Repairs: Full repairing and insuring.

Service Charge: Will be levied to cover maintenance, repair and general running of the scheme.

Insurance: Landlord will insure the property and recover a fair proportion of the cost from the tenant.

Business Rates

Estimated rates payable, which we have taken from LPS website, however interested parties are to make their own enquiries.

Net Annual Value:- £21,000

Rate in £ 24/25:- £0.559

Rates Payable:- est. £11,739 per annum

Energy Performance Certificate

The property has an energy performance certificate rating of E 123. Full certificate available upon request.

Value Added Tax

We are advised that the subject property is registered for VAT and therefore, VAT will be chargeable in addition to the costs.

Further Information

For further information, please contact:-

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