

TO LET

UNIT 2

4- 36 PERRY STREET

DUNGANNON

CO. TYRONE

BT71 6AJ

TOM

HENRY

&CO.

estate agents

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

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NEWLY CONSTRUCTED UNIT ON A MAIN ARTERIAL ROUTE

NEWLY CONSTRUCTED, THIS UNIT PRESENTS A FANTASTIC OPPORTUNITY FOR THOSE SEEKING PREMISES IN A PRIME LOCATION WITH SIGNIFICANT POTENTIAL PASSING TRADE.

EXTENDING TO CIRCA. 60 SQ M / 645 SQ FT THIS SUPERB UNIT WOULD BE IDEAL FOR A NUMBER OF USES SUBJECT TO STATUTORY CONSENTS – RETAIL / OFFICE / PROFESSIONAL SERVICES / HEALTH & BEAUTY / HOT FOOD / ETC.

SITUATED ADJACENT TO A MAIN TOWN CAR PARK THIS HIGHLY VISABLE UNIT IS SURE TO ATTRACT SIGNIFICANT INTEREST.

CIRCA. 60 SQ M / 645 SQ FT – NEWLY CONSTRUCTED – AVAILABLE JANUARY 2025



GUIDE RENT: £700 PER MONTH

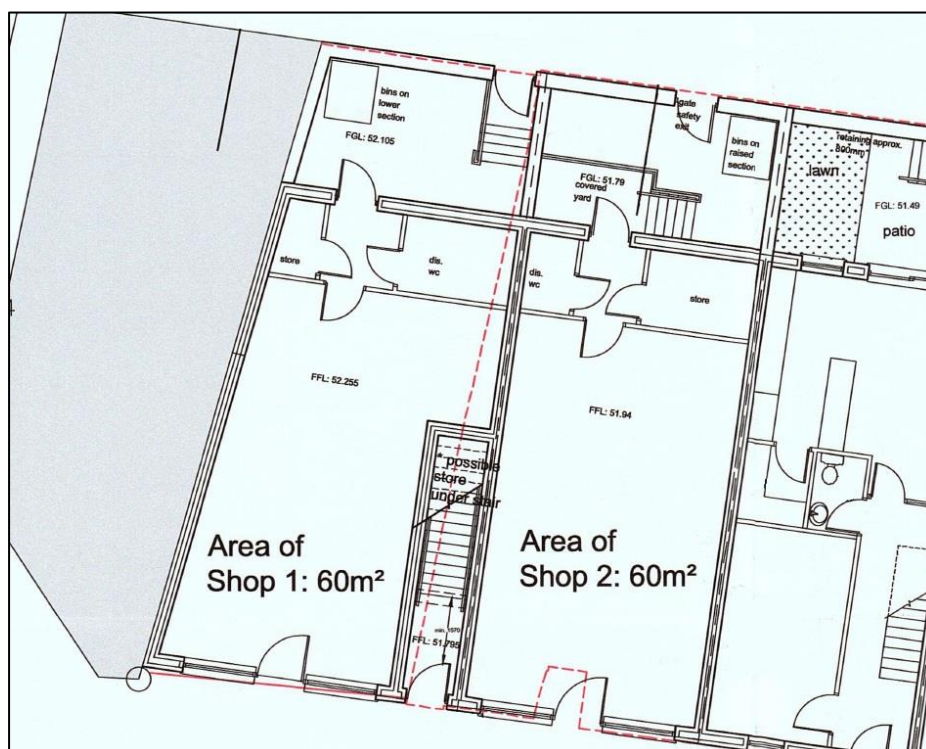
RATES: TO BE CONFIRMED.

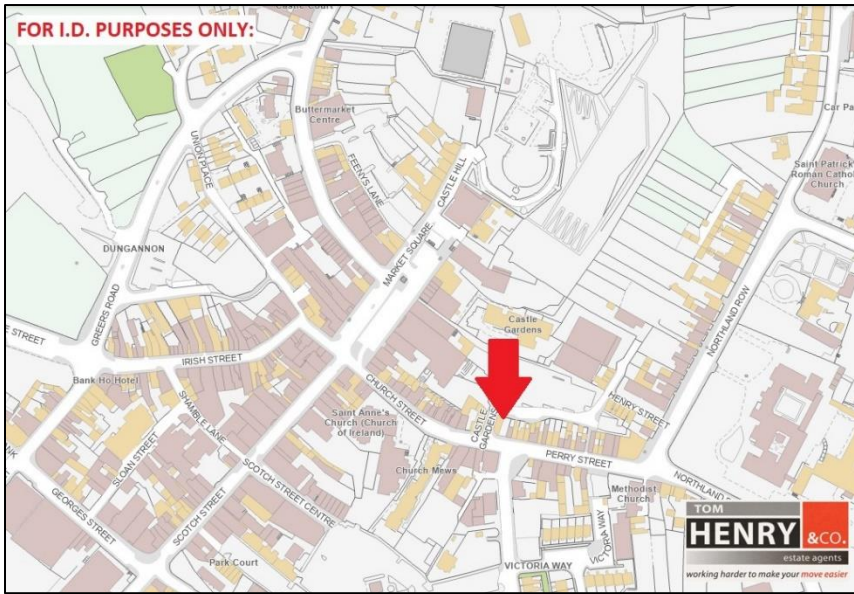
PROPERTY FEATURES & FLOORPLANS OVERLEAF...

www.tomhenryandco.com

PROPERTY FEATURES...

- A NEWLY CONSTRUCTED UNIT.
- RENT FREE PERIOD AVAILABLE FOR FITOUT TO TENANTS SPECIFICATION.
- APPROX. 60 SQ M / 645 SQ FT.
- AVAILABLE JANUARY 2025.
- PRIME LOCATION ADJACENT TO MAIN TOWN CAR PARK.
- SIGNIFICANT POTENTIAL PASSING TRADE ON A MAIN ARTERIAL ROUTE.
- ELECTRIC ROLLER SHUTTER.
- GLAZED DISPLAY FRONTAGE.
- ELECTRIC HEATING.
- FIRE ALARM SYSTEM.
- STAFF TOILET IN SITU.
- SUSPENDED CEILING.
- IDEAL FOR RETAIL / OFFICES / PROFESSIONAL SERVICES / BEAUTY / HOTFOOD / ETC (SUBJECT TO STATUTORY CONSENTS).
- TERMS & INCENTIVES NEGOTIABLE.





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 All dimensions are taken to the nearest 5 inches. 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 INFORMATION OR TO ARRANGE A PRIVATE VIEWING PLEASE CONTACT OUR OFFICES.

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

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