

TO LET

**1A MOYGASHEL MILLS PARK
MOYGASHEL
DUNGANNON
CO. TYRONE
BT71 7DH**



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

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N. Ireland
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PRIME FIRST FLOOR PREMISES C. 750 SQ FT CURRENTLY UTILIZED AS A BEAUTY SALON

PRIME FIRST FLOOR PREMISES TO LET ON A PROMINENT SITE IN THIS BUSY DUNGANNON SUBURB & BENEFITING FROM CLOSE PROXIMITY TO THE FAMOUS LINEN GREEN RETAIL PARK, ALL MOYGASHEL VILLAGE AMENITIES & EASE OF ACCESS FROM DUNGANNON TOWN CENTRE & THE M1 INTERSECTION.

THE PREMISES BOAST GENEROUS PARKING FACILITIES WITH THEIR OWN DOOR ACCESS & EXTEND TO A MAIN RETAIL SPACE, 3 NO. FURTHER ROOMS SUITABLE FOR TREATMENTS, STORAGE OR OFFICE SPACE, A WET ROOM & A TOILET.

MOST RECENTLY ACCOMMODATING A SUCCESSFUL BEAUTICIANS SALON, THIS IS A SUPERB OPPORTUNITY FOR A SIMILAR ENTERPRISE OR WOULD ALSO BE IDEAL AS PROFESSIONAL OFFICES, TREATMENT / CONSULTATION ROOMS OR AS AFFORDABLE RETAIL SPACE (SUBJECT TO STATUTORY CONSENTS).



GUIDE RENT: £600 PER MONTH

N.A.V. £4000.00

RATES: APPROX. £2250.00 PER ANNUM.

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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PROPERTY FEATURES...

- PRIME FIRST FLOOR PREMISES.
- EXTENDING TO APPROX. 70 SQ M / 750 SQ FT.
- PROMINENT VILLAGE SITUATION WITH SIGNIFICANT PASSING TRADE.
- CLOSE PROXIMITY TO THE FAMOUS “LINEN GREEN”, A POPULAR & BUSY RETAIL COMPLEX.
- JUST OFF JUNCTION 15 OF THE M1 INTERSECTION.
- ONLY MINUTES BY CAR FROM DUNGANNON TOWN CENTRE.
- AMPLE CUSTOMER PARKING.
- MAIN RECEPTION / TRADE AREA APPROX. 40 SQ M / 430 SQ FT.
- 3 NO. FURTHER ROOMS; IDEAL AS OFFICES OR TREATMENT ROOMS.
- TOILET & KITCHEN AREA.
- PERFECT FOR CONTINUED USE AS A BEAUTY FACILITY.
- WOULD ALSO MAKE SUPERB PROFESSIONAL OFFICES / CONSULTATION ROOMS; SUBJECT TO STATUTORY CONSENTS.



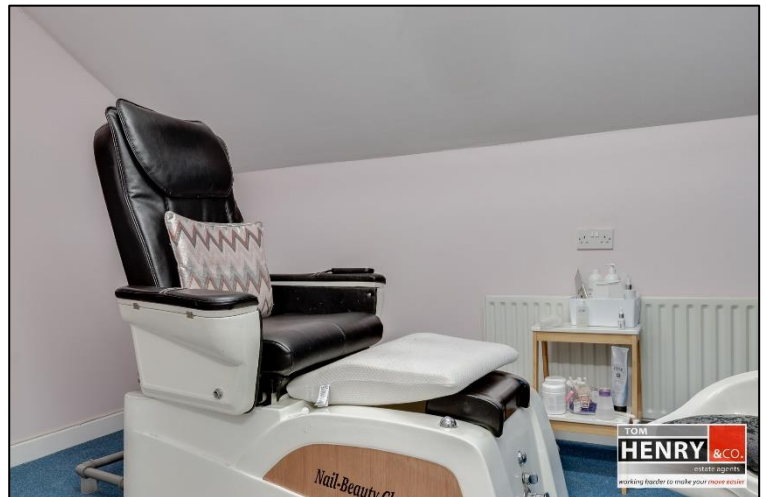
ACCOMMODATION IN BRIEF...

ENTRANCE HALL:
CARPET TO STAIRS & LANDING.

RECEPTION AREA / MAIN SPACE: 6.9M X 6M
VELUX WINDOW.



ROOM 2: 2.4M X 4.0M





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ROOM 3: 2.4M X 2.8M



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ROOM 4: 4.6M X 2.2M



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WET ROOM:

TOILET:

VELUX WINDOW. TOILET. WASH HAND BASIN.



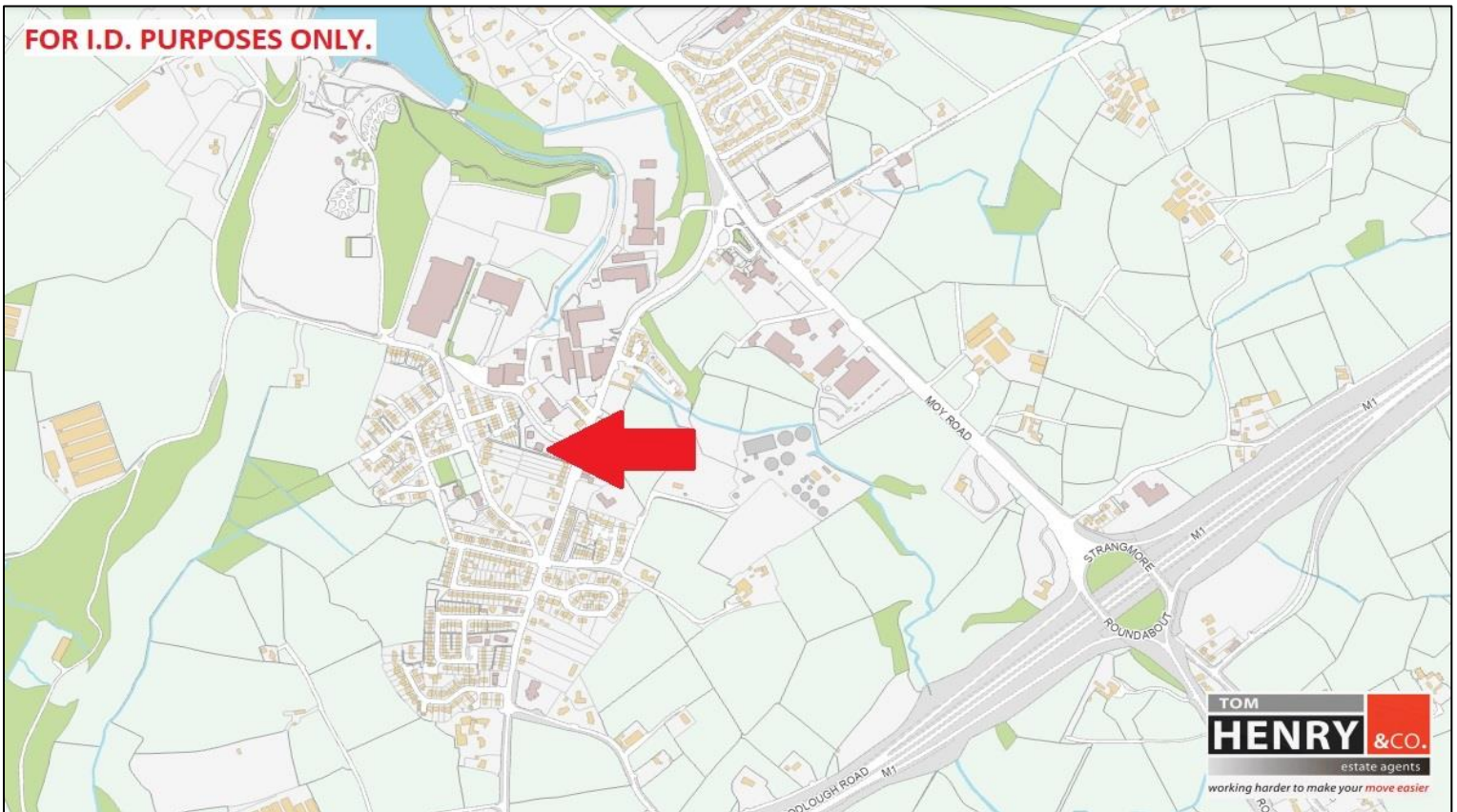
STORAGE AREA:

KITCHEN AREA:

VELUX WINDOW. SINK. LOW LEVEL UNITS.



MAP & FLOORPLANS FOR I.D. PURPOSES ONLY.





1a Moygashel Mills Park
Moygashel, BT71 7DH
(Floorplan for illustrative purposes only)

Thinking of selling or renting your home?

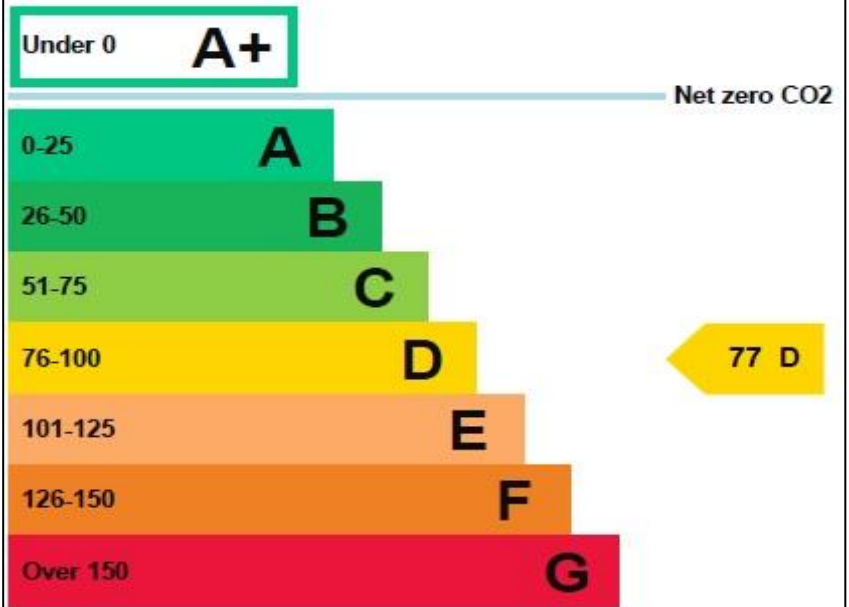


Want to know what your property is worth?

- > **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

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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 INFORMATION OR TO ARRANGE A PRIVATE VIEWING PLEASE CONTACT OUR OFFICES.