

**19, 19A & 21
PERRY STREET
DUNGANNON
CO. TYRONE
BT71 6AJ**



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

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Dungannon,
Co. Tyrone,
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BT71 6AB

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A SUBSTANTIAL LOT WITH SUPERB FURTHER POTENTIAL

2 NO. RETAIL UNITS / 1 NO. APARTMENT / OUTBUILDINGS

THIS SUBSTANTIAL LOT IS LOCATED IN A PRIME SITUATION ON WHAT IS ONE OF THE BUSIEST ROUTES INTO DUNGANNON TOWN CENTRE AND IS MOST CONVENIENT TO ALL MAJOR TOWN CENTRE CAR PARKS FOR OPTIMISATION OF PASSING TRADE.

THE PROPERTY EXTENDS TO TWO RETAIL UNITS, ONE OF WHICH IS OCCUPIED BY A THRIVING CONVENIENCE STORE FOR MANY YEARS & THE OTHER A FORMER CHINESE TAKEAWAY.

A FIRST FLOOR APARTMENT BENEFITS FROM AN ENCLOSED REAR CONCRETE YARD WITH A RANGE OF FORMER OUTBUILDINGS. REQUIRING MODERNISATION / REBURBISHMENT THIS LOT HAS BEEN PRICED ACCORDINGLY & THE DISCERNING PURCHASER WILL RECOGNISE THE POTENTIAL TO ADD FURTHER VALUE.

"SURE TO ATTRACT INTEREST FROM A RANGE OF DISCERNING PURCHASERS"



OPEN TO OFFERS

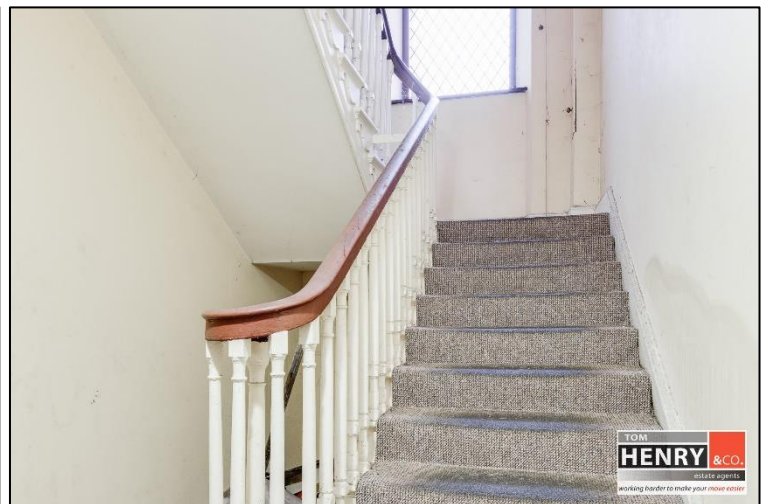
PROPERTY FEATURES, PHOTOGRAPHS & FLOORPLANS OVERLEAF...

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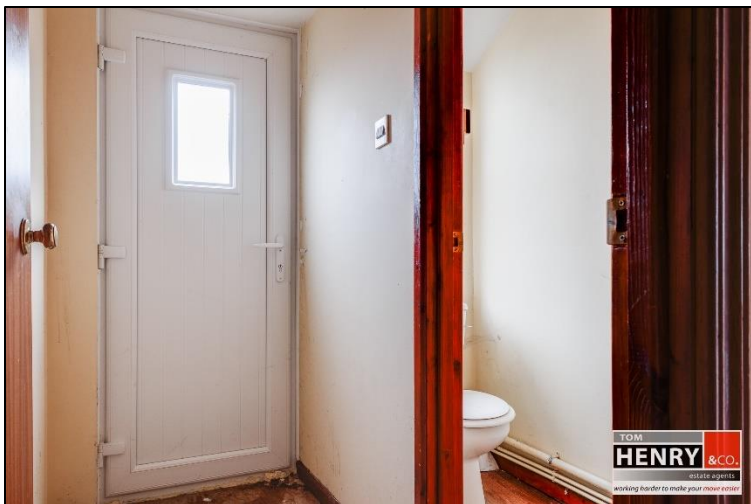
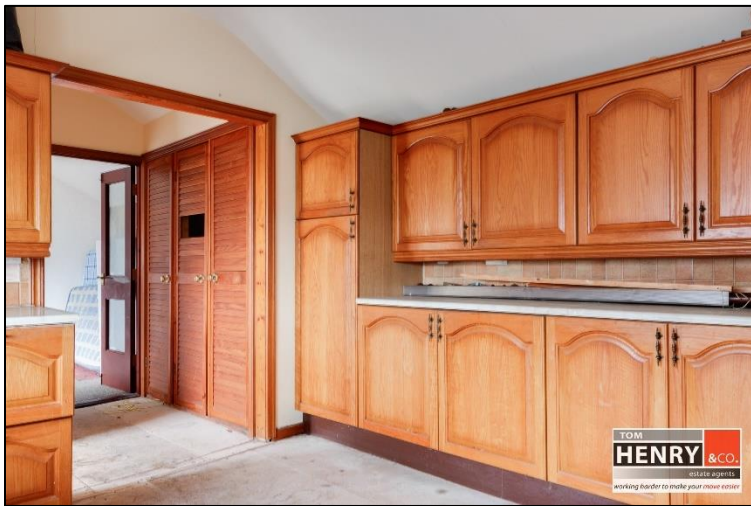
PROPERTY FEATURES...

- A SUBSTANTIAL PROPERTY FOR SALE AS ONE LOT.
- BUSY ARTERIAL SITUATION WITH SIGNIFICANT PASSING TRADE.
- CONVENIENT TO ALL DUNGANNON TOWN MAIN CARPARKS.
- LOCATION CURRENTLY EXPERIENCING SIGNIFICANT REGENERATION.
- 2 NO. RETAIL UNITS (ONE CURRENTLY A LONG ESTABLISHED NEWAGENTS / ONE CURRENTLY VACANT).
- 1 NO. 3 RECEPTION ROOM, 2 BEDROOM APARTMENT TO 1ST & 2ND FLOORS.
- OIL FIRED CENTRAL HEATING TO APARTMENT.
- IN NEED OF SOME REFURBISHMENT / RENOVATION.
- SURE TO ATTRACT SIGNIFICANT INTEREST.













**21 Perry Street
Dungannon BT71 6AJ**

(Floorplan for illustrative purposes only)



**19 Perry Street
Dungannon BT71 6AJ**

(Floorplan for illustrative purposes only)



SLED
6.8m x 11.5m

GARAGE
4.0m x 4.0m

Outbuildings Perry Street
Dungannon, BT71 6AJ
(Floorplan for illustrative purposes only)



KITCHEN
3.4m x 4.0m

DINING ROOM
4.0m x 4.0m

ENTRANCE

W.C.

SUBFLOOR UTILITY
5.5m x 1.2m

SITTING ROOM
5.5m x 3.4m

SITTING ROOM
5.5m x 3.4m



19A Perry Street
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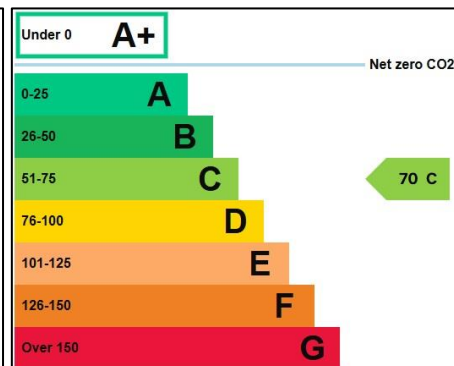
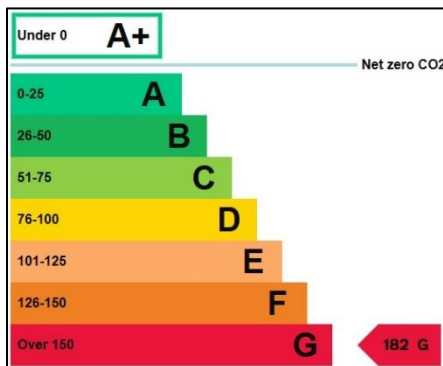
BEDROOM 2
5.7m x 3.4m

BEDROOM 1
5.7m x 3.5m

BATHROOM

19A Perry Street
Dungannon, BT71 6AJ

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		54 E
21-38	F	27 F	
1-20	G		

N.B.

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VALUATIONS.

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FOR FULL DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.