

TO LET

**9 GEORGES STREET
DUNGANNON
CO. TYRONE
BT70 1BP**



working harder to make your move easier

26 Church Street,
Dungannon,
Co. Tyrone,
N. Ireland
BT71 6AB

T: (028) 8772 6992
F: (028) 8772 6460
E: tom@tomhenryandco.com

PRIME OWN ACCESS FIRST FLOOR OFFICE SUITE C. 1710 SQ FT

PRIME FIRST FLOOR OFFICE SUITE TO LET WITH PROMINENT STREET FRONTAGE ON THIS BUSY TOWN THOROUGHFARE IN CLOSE PROXIMITY TO RECRUITMENT AGENCY, THE CREDIT UNION, A SUCCESSFUL FITNESS SUITE, CAR PARKING & MAJOR RETAILERS.

THE PREMISES BOAST ALLOCATED OFF-STREET CAR PARKING, OWN DOOR ACCESS & EXTENDS TO A RECEPTION WITH WAITING AREA, A SPACIOUS GENERAL OFFICE, NO. 2 FURTHER OFFICES, A STAFF KITCHEN & TOILET.

MOST RECENTLY ACCOMMODATING A LONG ESTABLISHED LEGAL PRACTICE, THESE PREMISES WOULD BE IDEAL AS PROFESSIONAL OFFICES OR MAY ALSO HAVE POTENTIAL FOR TREATMENT / CONSULTATION ROOMS SUBJECT TO STATUTORY CONSENTS.



GUIDE RENT: £800 PER MONTH

N.A.V. £8600.00

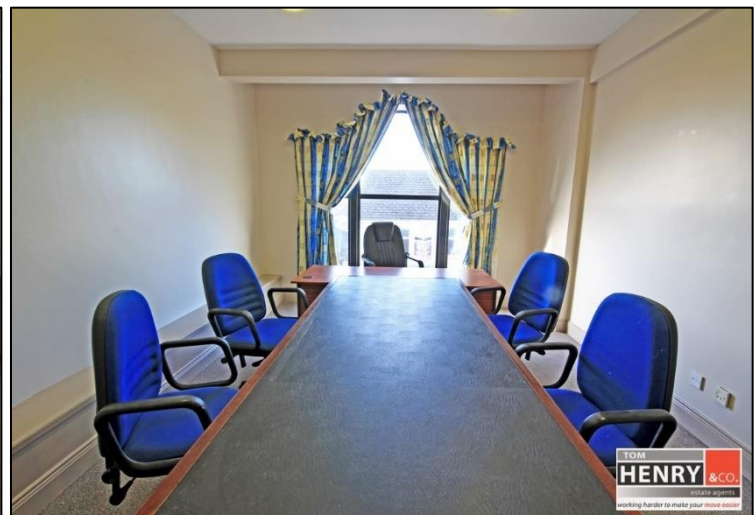
RATES: APPROX. £4850.00 PER ANNUM.

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

PROPERTY FEATURES...

- PRIME FIRST FLOOR OFFICE SUITE.
- EXTENDING TO APPROX. 158 SQ M / 1710 SQ FT.
- BUSY TOWN THOROUGHFARE SITUATION WITH SIGNIFICANT PASSING TRADE.
- CLOSE PROXIMITY TO PROFESSIONAL OFFICES, MAJOR RETAILERS & PUBLIC CAR PARKING.
- ONLY A STROLL TO DUNGANNON TOWN CENTRE.
- NO. 2 ALLOCATED CAR PARKING SPACES.
- AMPLE ON STREET CUSTOMER PARKING.
- OWN DOOR ACCESS FROM GEORGES STREET.
- RECEPTION WITH WAITING AREA.
- SPACIOUS DUAL ASPECT GENERAL OFFICE.
- NO. 2 FURTHER MEETING ROOMS / PRIVATE OFFICES.
- STAFF KITCHEN & W.C.
- OIL FIRED CENTRAL HEATING.
- CONCRETE FLOORS.
- WOULD MAKE SUPERB PROFESSIONAL OFFICES.
- MAY HAVE POTENTIAL FOR BEAUTY TREATMENT ROOMS OR MEDICAL CONSULTATION ROOMS.

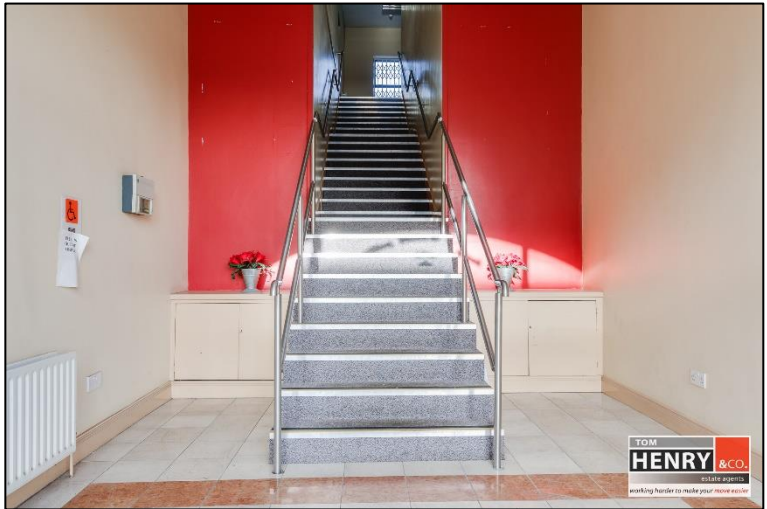
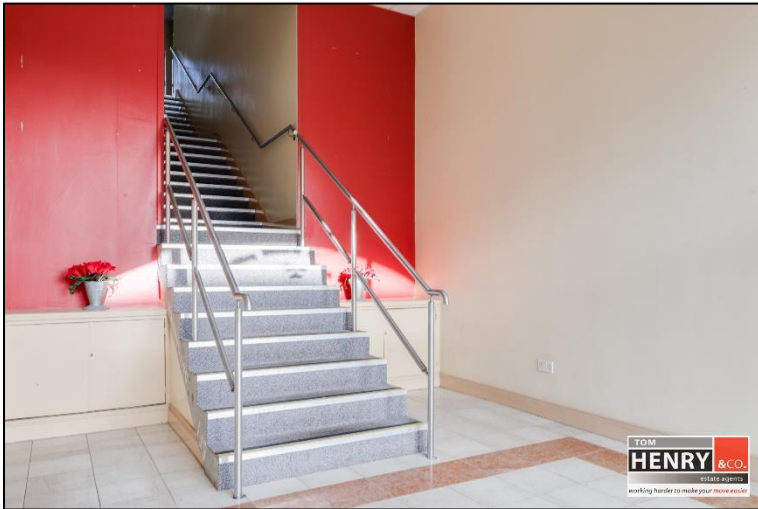


ACCOMMODATION IN BRIEF...

GROUND FLOOR:

ENTRANCE FOYER:

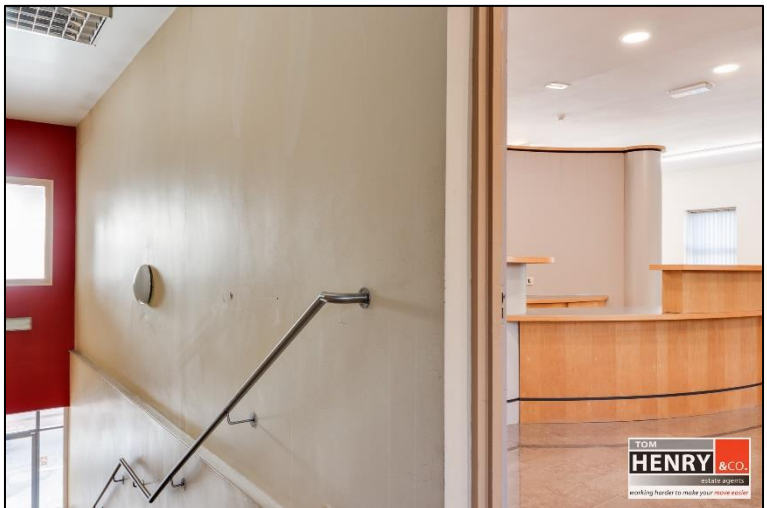
GLAZED ENTRANCE DOORS FROM GEORGES STREET. TILED FLOOR. SUSPENDED CEILING. CARPET TO STAIRS TO FIRST FLOOR.



FIRST FLOOR:

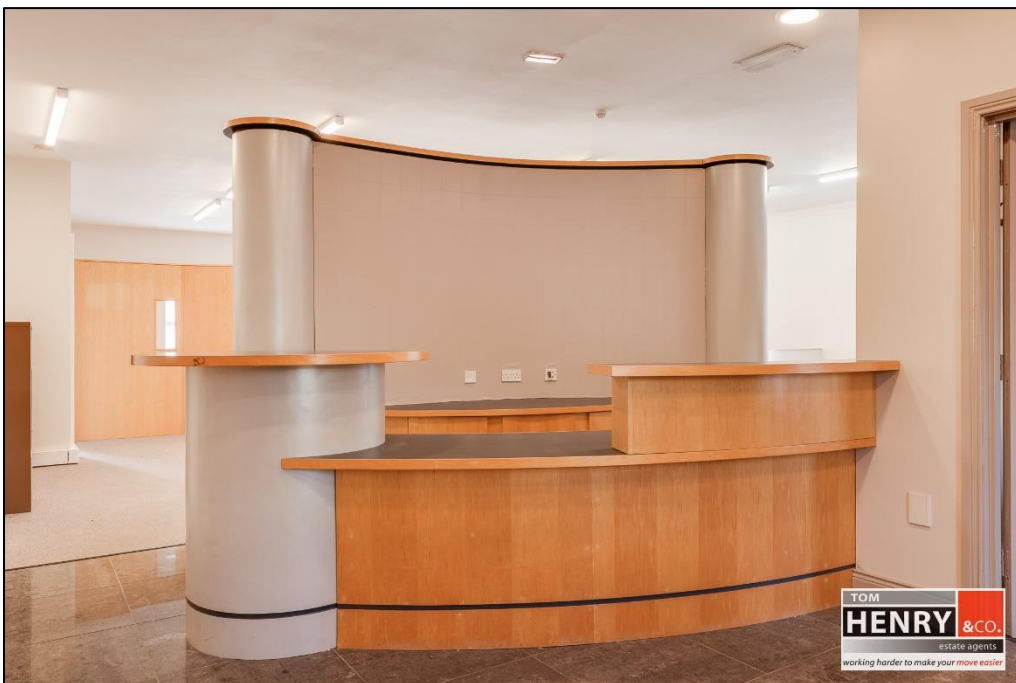
LANDING:

CARPET. NO. 3 UTILITY STORES.



RECEPTION / WAITING AREA:

TILED FLOOR. DIVIDER TO GENERAL OFFICE.

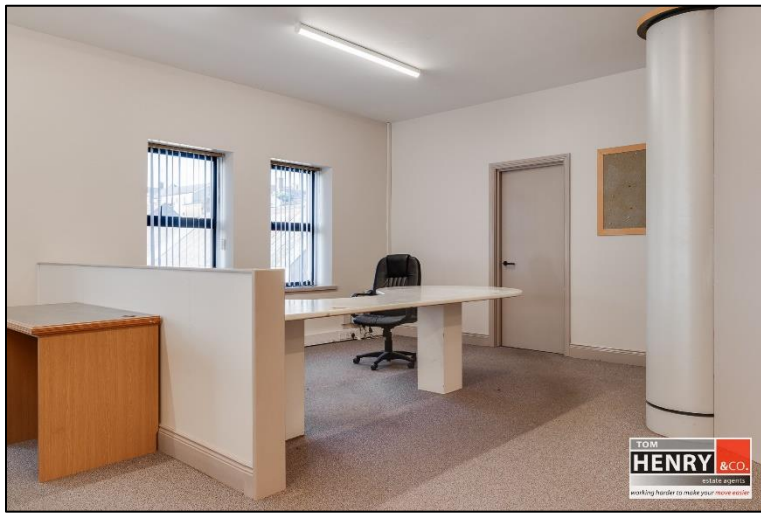




GENERAL OFFICE:

DIVIDER FROM RECEPTION AREA. DUAL ASPECT TO GEORGES STREET. CARPET TO FLOOR. STRIP LIGHTING.





BOARD ROOM / OFFICE 2:
CARPET TO FLOOR. WINDOW TO STAIRWELL. FEATURE ARCHED WINDOW TO GEORGES STREET.



MEETING ROOM / OFFICE 3:
CARPET TO FLOOR.



STAFF KITCHEN:
 FITTED HIGH & LOW LEVEL UNITS. S.S SINK. SPACE FOR FRIDGE &
 MICROWAVE. LINO TO FLOOR.

STATIONARY STORE:
 LINO TO FLOOR.



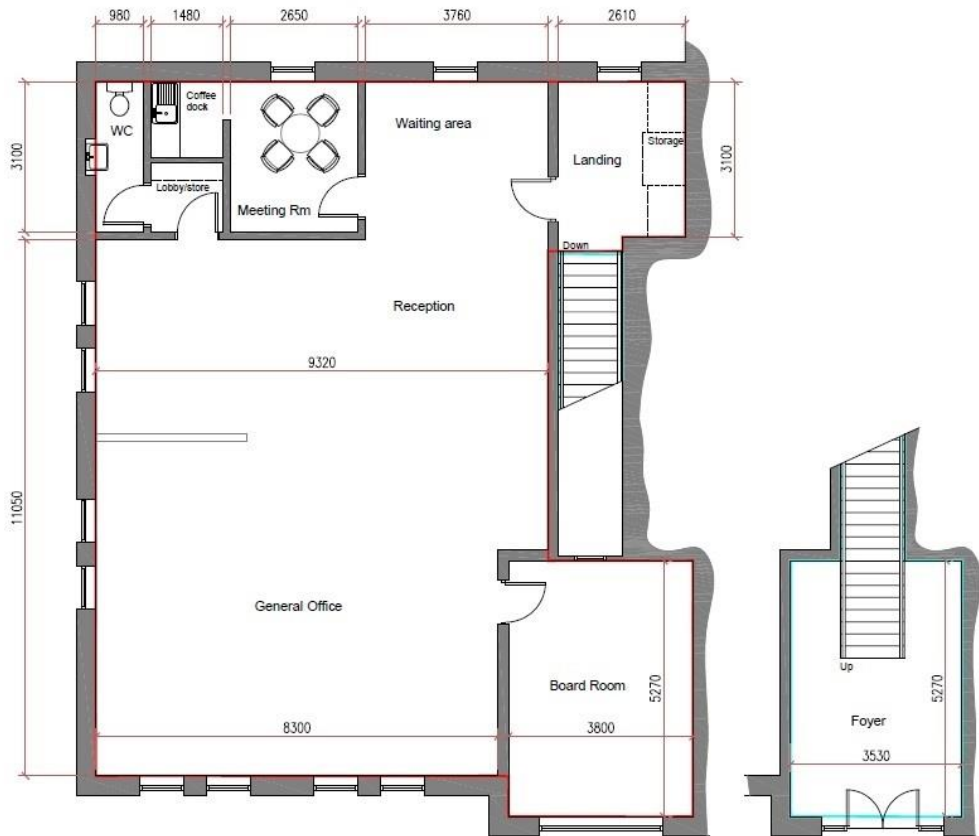
TOILET:
 TOILET. WASH HAND BASIN IN VANITY UNIT. LINO TO FLOOR.



OUTSIDE:

2 NO. ALLOCATED CAR PARKING SPACES TO REAR.

MAP & FLOORPLANS FOR I.D. PURPOSES ONLY.

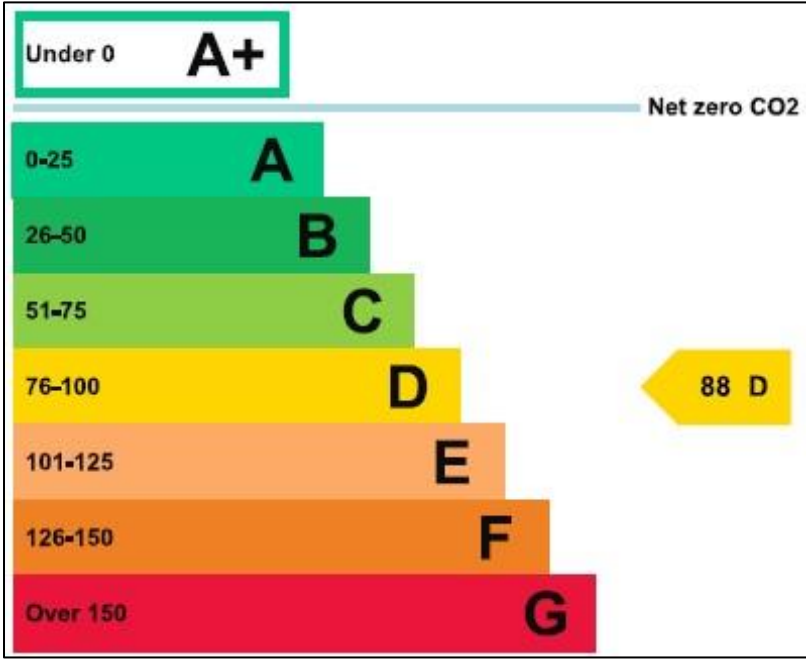
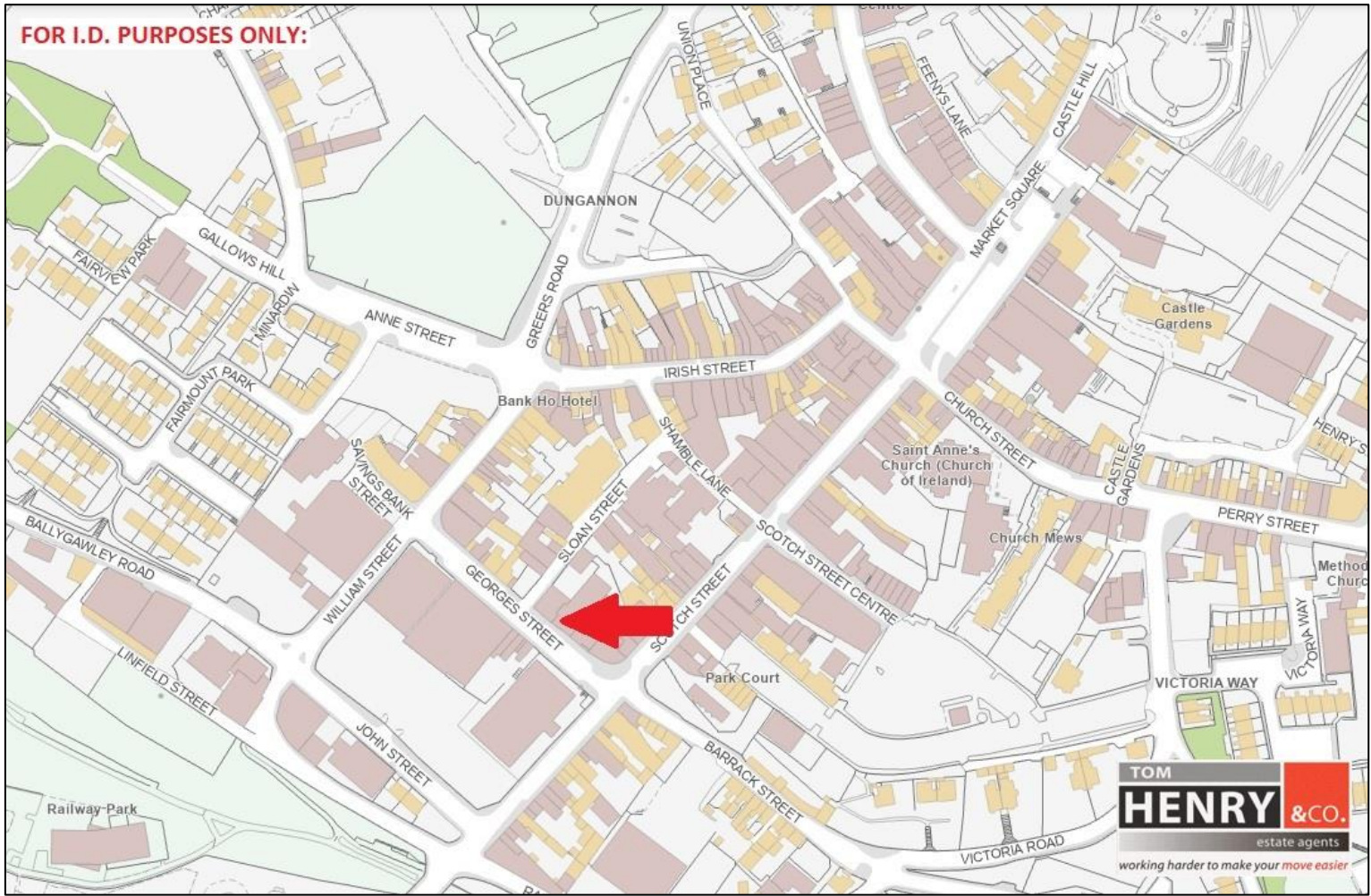


First Floor (Area edged red = 1,710 sq ft)

Ground Floor
 (Area edged blue = 285 sq ft)

9 Georges Street Dungannon BT701BP

FOR I.D. PURPOSES ONLY:



Thinking of selling or renting your home?

TOM HENRY & CO.
estate agents est. 1979

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

www.tomhenryandco.com / www.tomhenryrentals.com / 028 87726992

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.