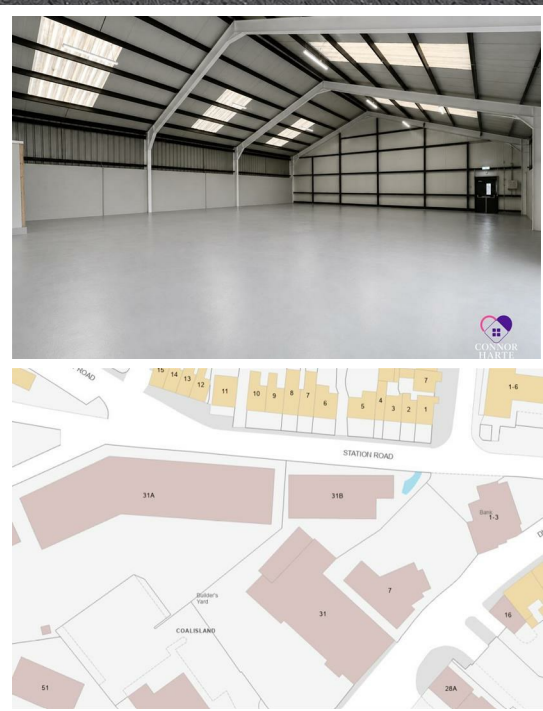
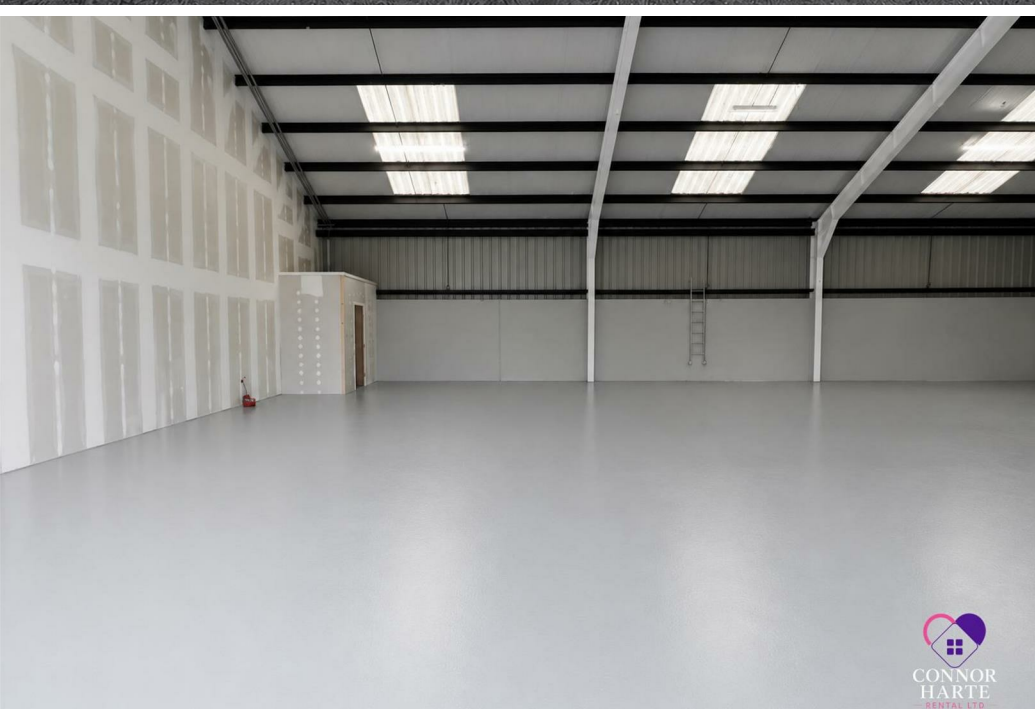




**0 Bed
Commercial
located in Coalisland**

**CONNOR
HARTE**
ESTATE AGENT + CHARTERED SURVEYOR

**31a Dungannon Road
Coalisland
Dungannon
BT71 4HR**



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his versatile unit is ideally suited to a wide range of business uses including warehouse storage, trade counter operations, retail, distribution and much more. Offering generous internal space and excellent accessibility, the property provides an ideal opportunity for businesses seeking a prominent and convenient location.

The unit is strategically positioned just a short distance from the M1 Motorway at Junction 14, Tamnamore, providing east access to Dungannon and the wider Mid-Ulster area. Early viewing is highly recommended.

All units are subject to VAT.

Attractive incentives are available for suitable tenants.

Lease Term: A 5 year term is preferred.

Rent Review: Rent review after the 3rd year.

Repairs: The tenant will be responsible for all internal and external repairs.

Outgoings: The tenant will be responsible for all outgoing, including rent, business rates, insurance, electricity, water charges and any other associated costs.

These units are available on a shell finish basis as illustrated in the accompanying images.

Viewing:

For further information, to arrange a viewing, or to discuss your specific requirements, please contact our commercial property team on 028 8676 3265.

Thinking of Renting?

FREE VALUATION!

If you are considering the sale of your own property we are delighted to offer a FREE rental valuation, without obligation. Get in contact today and we will be happy to help & advise you!

T: 028 8676 3265

PROPERTIES REQUIRED ACROSS ALL AREA

MISREPRESENTATION CLAUSE

Please note the images shown are for illustrative purposes only.

Connor Harte Ltd 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

POA

and not by way of statement of fact. The heating system and electrical appliances have not been tested and we cannot offer any guarantees on their condition.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	

DIRECTIONS

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