

# To Let Retail/Trade Counter Unit (Sub-division considered)

30 Dungannon Road, Coalisland, BT71 4HP

**Maneely** CO LTD  
Chartered Valuation Surveyors | Estate Agents

**KC**

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028 9091 8859  
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## Location

Coalisland is a small town in County Tyrone located approximately 4 miles from Dungannon. The subject property is situated along the Dungannon Road which is a busy street serving the town centre. The unit benefits from strong roadside presence and is adjacent to a GO petrol filling station that attracts significant footfall to the site. Several businesses are established in the vicinity such as Sole Sister, The Tool Shed, Clarman Architects.

## Description

The building is configured over two floors offering sales space on the ground floor with storage and ancillary office accommodation located on the first. This self-contained retail unit is currently in a shell condition and benefits from a dedicated service/loading bay. There is ample free car parking directly outside. Sub-division of the building would be considered.

The property extends to the following approximate floor areas:

	Sq Ft	Sq M
Ground Floor	8,084	751
First Floor Store	2,734	254
First Floor Offices	737	69
<b>Total</b>	<b>11,555</b>	<b>1,074</b>

## Lease Details

Rent: Upon application.  
Term: By negotiation.  
Rent Review: Every 5th year upwards only to open market rent.  
Repairs: Effective full repairing and insuring lease.

## VAT

We are advised that VAT will be chargeable in addition to the prices quoted.

## Ratable Value

We have been advised by Land and Property Services of the following:

Net Annual Value: £60,500

Rate £23/24: £0.533449

Rates Payable: £32,274 per annum approximately

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

## EPC

Copy of the EPC certificate will be available upon request.

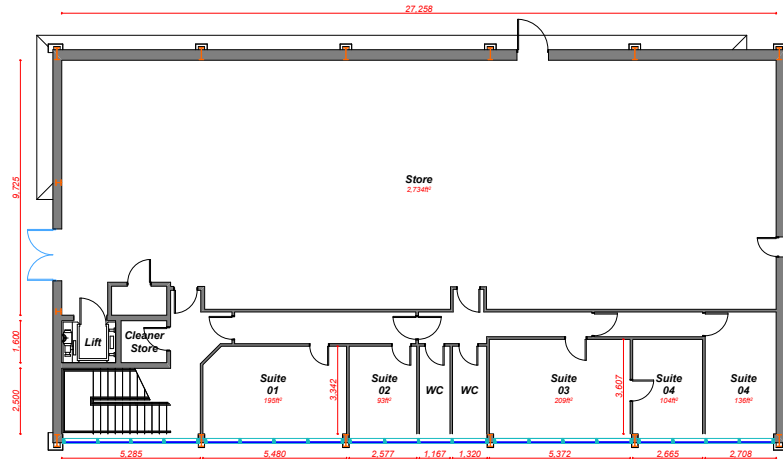


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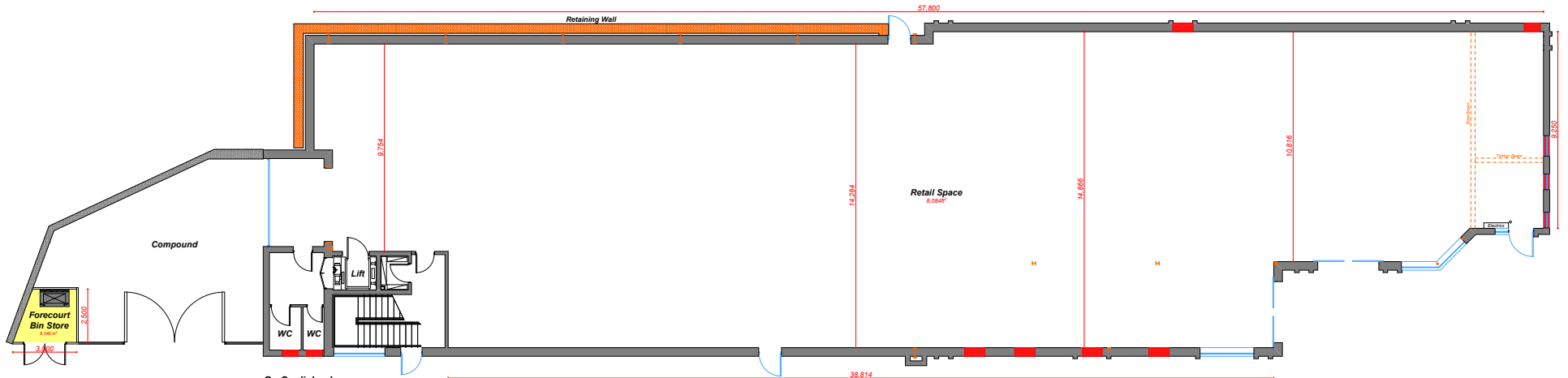
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## Floor Plan



Go Coalisland  
Retail Unit  
First Floor Plan  
Scale: 1:100



Go Coalisland  
Retail Unit  
Ground Floor Plan  
Scale: 1:100

Not To Scale.

For viewing appointments  
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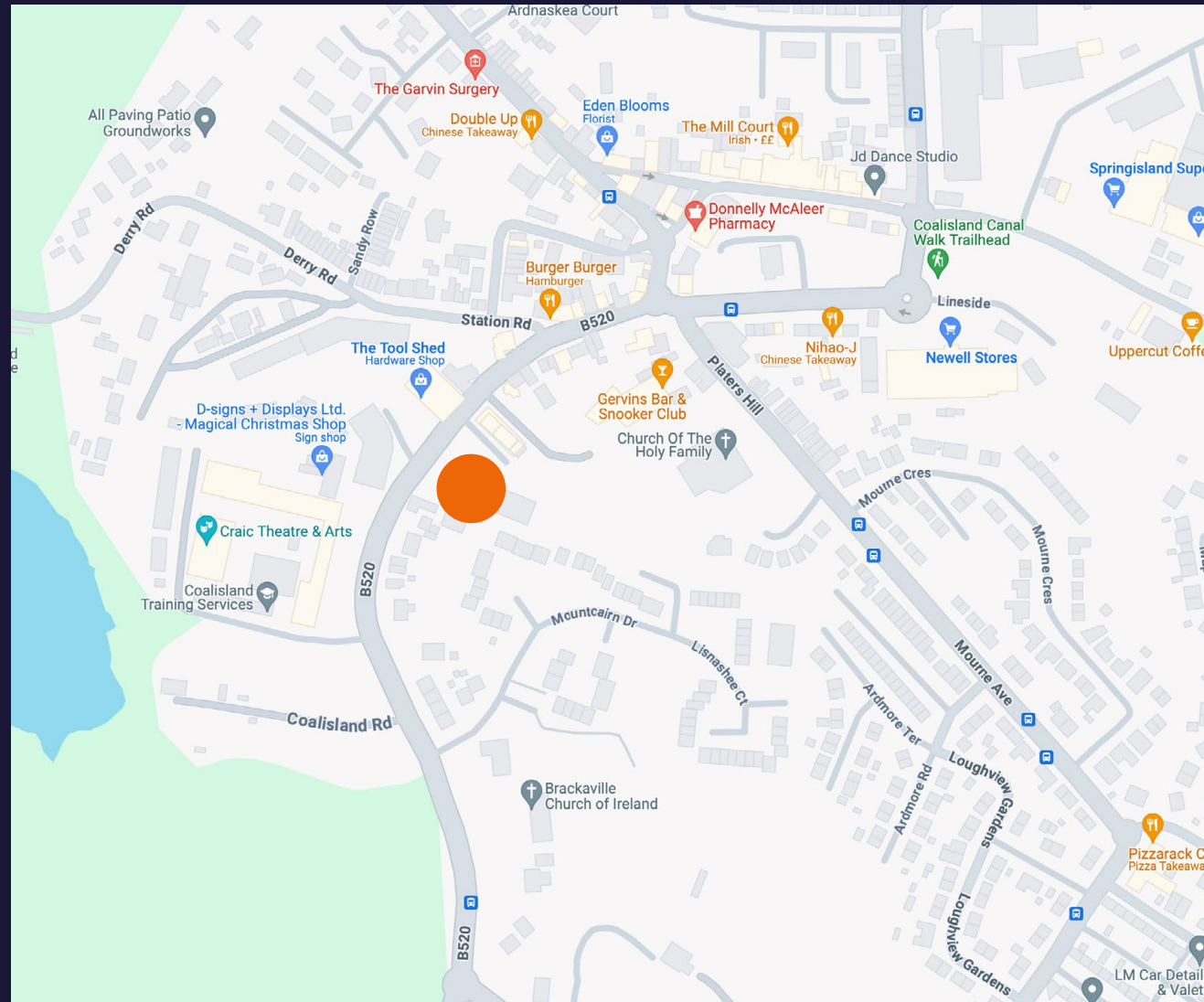


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