

TO LET

PROMINENT TOWN CENTRE RETAIL UNIT

2/4 MARKET SQUARE, DUNGANNON



- Prominent Town Centre Retail Unit extending to 2,825 sq ft on ground floor with upper floor of retail and storage totaling 4,836 sq. ft.
- Situated on Market Square which is Dungannon Town Centre's prime retail pitch.
- Other occupiers in close proximity include Savers, Menarys and Peacocks.
- Can be let as a whole or sub-divided to provide ground floor and first floor accommodation.

SAVILLS NORTHERN IRELAND
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Location

Situated in County Tyrone, Dungannon has a population of approx. 25,000 (Census 2021) and would be one of the largest towns in the County.

Description

This property benefits from a prominent position within the town centre, overlooking the busy Market Square, which is the prime retail pitch within the town. The unit is finished to a good standard following recent refurbishment. The property can facilitate 2 level trading, serviced by a passenger lift and stair access.

The premises is available for suitable for sub-division providing ground and separate first floor accommodation, which would be ideal for a restaurant or service use.

Accommodation Schedule

Option One – Let as Whole

Floor	Sq ft	Sq m
Ground Floor Sales	2,825	262.45
First Floor	1,746	162
Second Floor	265	24.63
Total	4,836	449.3

Option Two – Sub-Divided

Floor	Sq ft	Sq m
Ground Floor Sales	1953	181.44
First Floor	1,746	162
Second Floor	265	24.63
Total	2,011	

Lease Details

Rent

Option One (As a Whole)

£45,000 per annum exclusive

Option Two

Ground Floor - £30,000 per annum exclusive

First Floor including entrance lobby - £15,000 per annum exclusive

Term

10 years

Rent Review

5 yearly

Insurance

The tenant will be responsible for reimbursing the landlord with a fair proportion of the insurance premium.



VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax

EPC

C62

Rates Assessment

(Confirmation of rates is the tenant's own responsibility)

(The rates will be reassessed by the LPS if sub-divided)

Unit	NAV	Rates Payable
2/4 Market Sq	£26,200	£14,663

Contact

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