



FOR SALE/TO LET

17 William Street, Dungannon, BT70 1DX

Town centre commercial property and car park with refurbishment/subdivision potential

Lisney

Features

- Prominent town centre location.
- 3 storey commercial building of c. 15,285 sq ft.
- 19 no. car parking spaces.
- Suitable for a variety of uses (Subject to Planning).

Location

The subject property is located in Dungannon, a provincial town situated approximately 42 miles west of Belfast with an estimated district population of 57,822 (Census 2011). Dungannon is surrounded by a number of smaller towns and villages, for which it acts as a retail, services and administration hub.

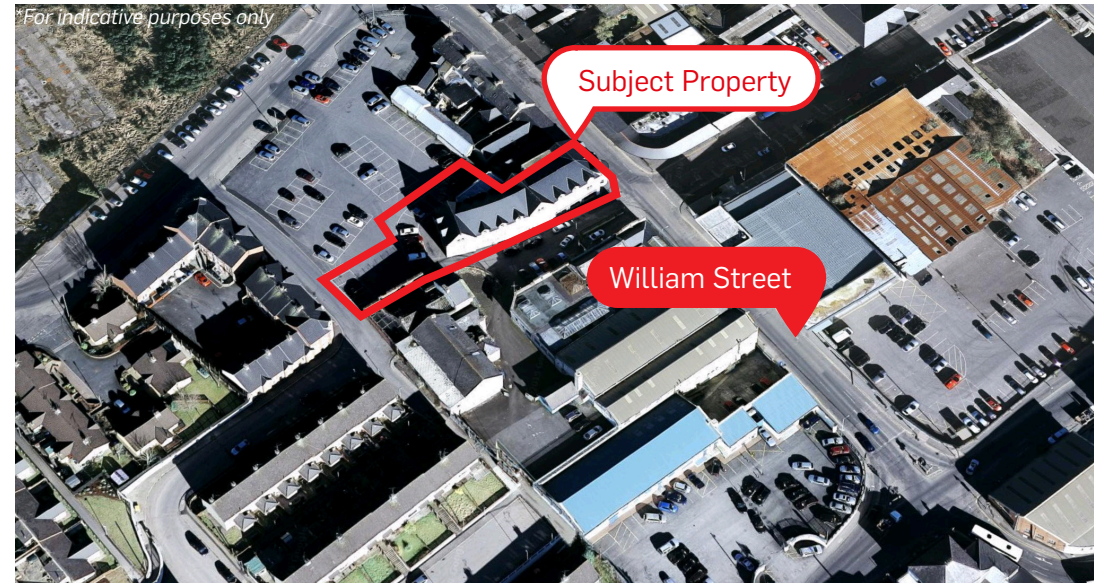
The subject property is located on William Street on the edge of the town centre. The immediate area is characterised by a mix of retail, office, leisure and residential uses.

Description

The property comprises a three storey, mixed use commercial building with ground and first floor retail and second floor office space, as well as a car park which provides c. 19 no. spaces. The property benefits from entrances from both William Street and the rear car park.

The retail element is fitted out to include; suspended ceilings with recessed strip lighting, heating/ventilation system, slatwall panels, carpet flooring and electric roller shutters.

The office accommodation benefits from plaster painted walls and ceilings, fluorescent strip lighting, heating system and a passenger lift serving the separate entrance from William Street.



Accommodation

Floor	Description	Size (Sq ft)
Ground	Retail	5,382 sq. ft.
First	Retail	5,167 sq. ft.
Second	Office	4,736 sq. ft.
	Total	15, 285 sq. ft.

Approximate site area: 0.31 acre

Planning

The subject property is zoned within an Area of Townscape Character under the Dungannon and South Tyrone Area Plan 2010.

The car park to the rear is zoned as a 'Development Opportunity Site' under the same plan.

Business Rates

We understand that the property has been assessed for rating purposes as follows:

Net Annual Value: £37,500

Rate in the £ 2019/2020: £0.586089

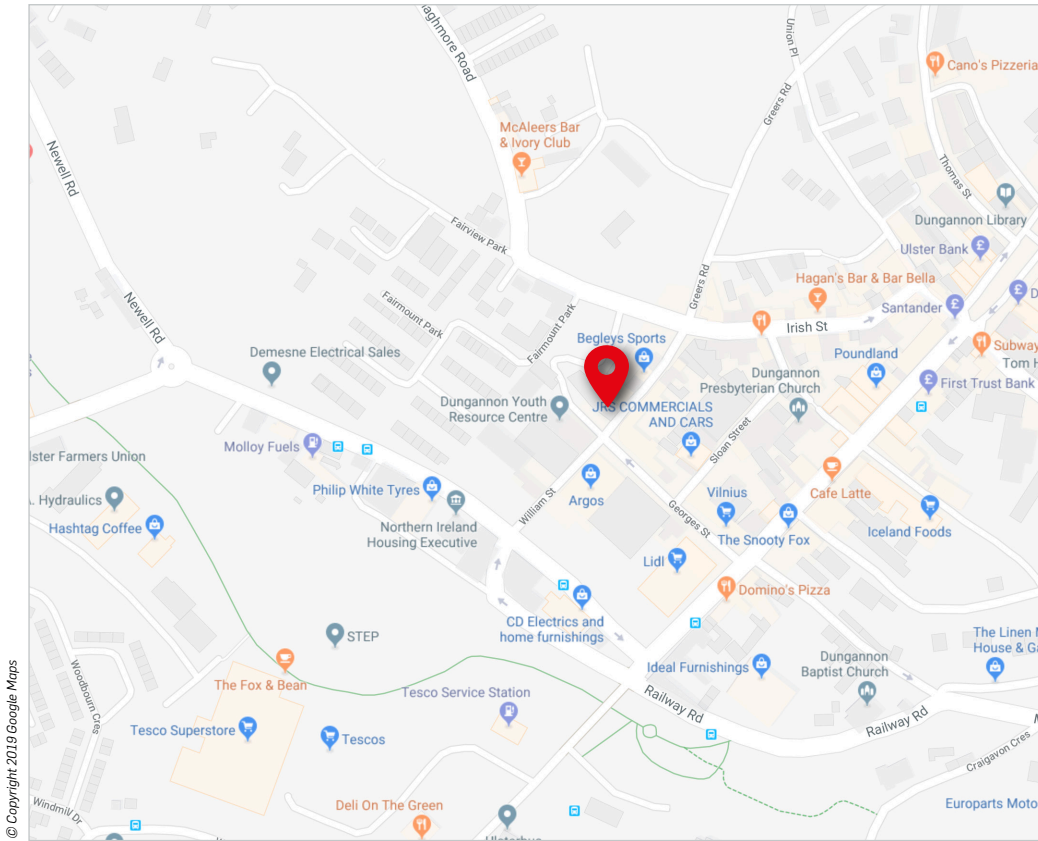
Rates Payable: £21,978.34



1st Floor



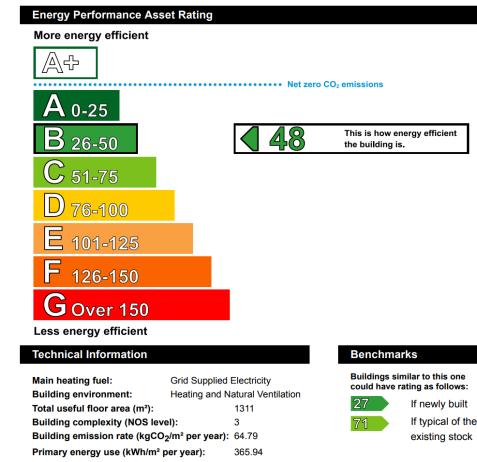
2nd Floor



EPC

The property has an Energy Efficiency rating of B48.

A full certificate can be made available upon request.



Asking Price/Rent

Available on request.

Stamp Duty

This will be the responsibility of the purchaser.

VAT

All prices, outgoings and rentals are stated exclusive of, but may be liable to VAT.

Contact

Andrew Knox or David McNellis

028 9050 1501

aknox@lisney.com

dmcnellis@lisney.com

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.