



To Let Prominent Retail Unit
1 Drum Road, Cookstown BT80 8JQ



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

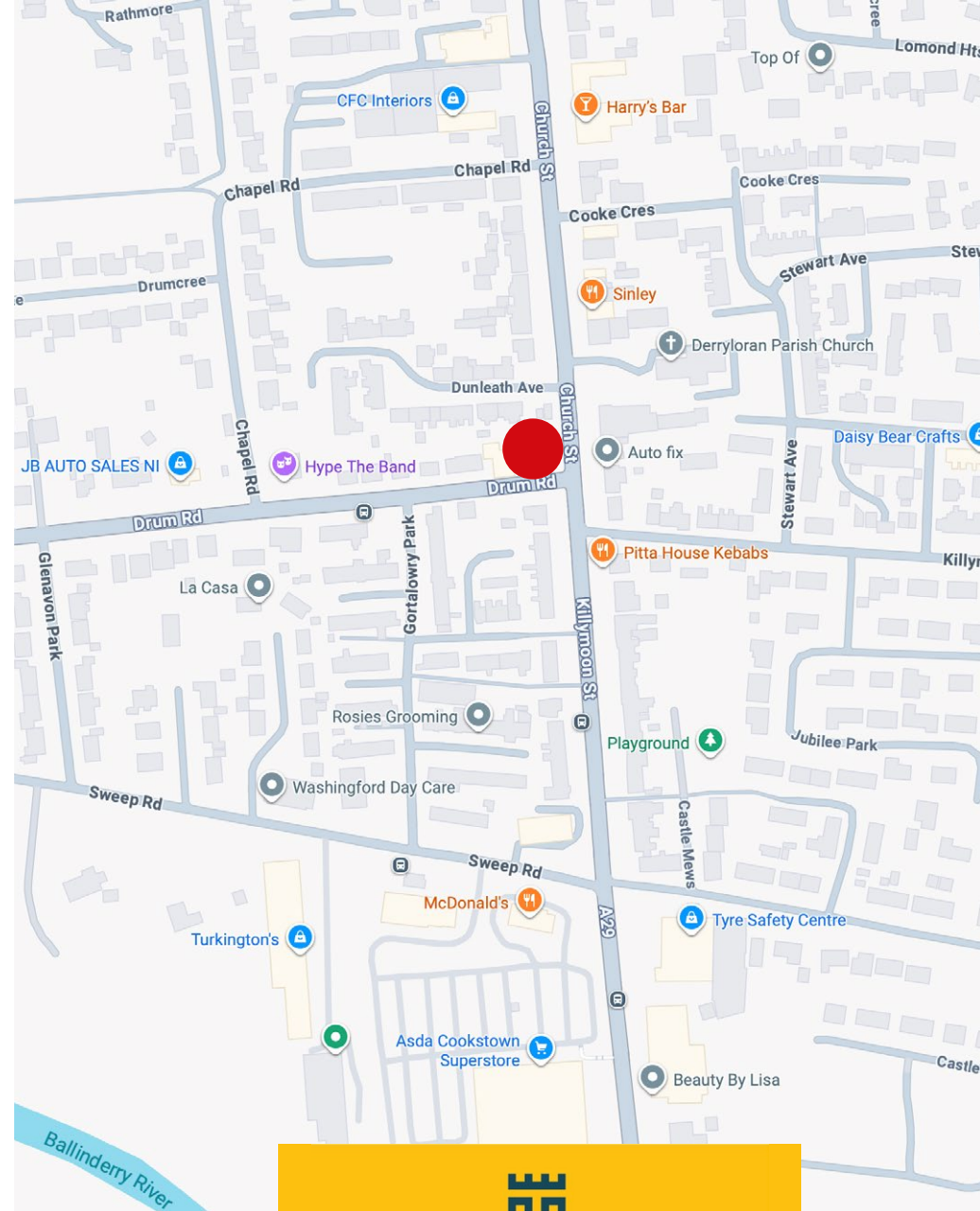
- Modern well-presented unit
- Return Frontage on Drum Road/Church street
- High Levels of passing pedestrian and vehicular traffic on A20, the main throughfare in Cookstown
- Suitable for a variety of retail, office, or service uses (subject to planning)

DESCRIPTION

- Open plan sales area to include tiled floors, plastered and painted walls, suspended ceilings and LED lights
- Separate kitchen fitted with sink
- Separate toilet facilities
- Suitable for a variety of retail or commercial uses, subject to any necessary planning consents

LOCATION

- Situated just off Cookstown's famous Main Street, one of the longest and widest main streets in Ireland, putting the town's shops, cafés and services within easy walking distance.
- Excellent road access via the A29 and A505, with Dungannon, Magherafelt and Belfast all under an hour's drive away.
- Central to the Mid Ulster area, making it a convenient stop-off point for customers travelling from surrounding towns and villages.
- Easy to find and reach, close to local landmarks and amenities, with straightforward parking nearby for visitors.



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ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Sale Areas	74.19	798
	Kitchen	7.87	85
	Toilet		
Net Internal Area		82.06	883

LEASE DETAILS

Term:	Negotiable, subject to a minum of 3 years.
Rent:	£8,000 per annum.
Repairs & Insurance:	Tenant responsible for internal repairs and reimbursement of a fair proportion of the building's insurance premium.
Service Charge:	A service charge will be levied to cover external mainteance and repairs of the common areas.

RATES INFORMATION

NAV: £6,500

Rate in £ (2026/27): 0.600902255

Rates Payable (2026/27): £3,996

Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All prices, outgoings and rentals are quoted exclusive of VAT, which may be chargeable.



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EPC

Awaiting EPC

CONTACT

For further information or to arrange a viewing contact:

Brian Wilkinson

bw@mckibbin.co.uk

Conor Walker

cw@mckibbin.co.uk

McKibbin Commercial Property Consultants

Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

02890 500 100

property@mckibbin.co.uk

www.mckibbin.co.uk

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