



# Santander

## FOR SALE

GROUND & FIRST FLOOR UNIT, FREEHOLD - AVAILABLE WITH VACANT  
POSSESSION – 1,045 SQ FT  
9 RAINEY STREET, MAGHERAFELT, BT45 5DA

Colliers





## LOCATION

The subject is located in Magherafelt town centre and comprises ground and first floor with an enclosed rear yard, occupying a key position on Rainey Street. Surrounding occupiers include McConnell Shoes, Specsavers, B&M, Savers.

## ACCOMMODATION

The property is arranged over ground and first floor and comprises the following net internal floor areas (Floor plans available on request);

Ground Floor: 645 sq ft

First Floor: 400 sq ft

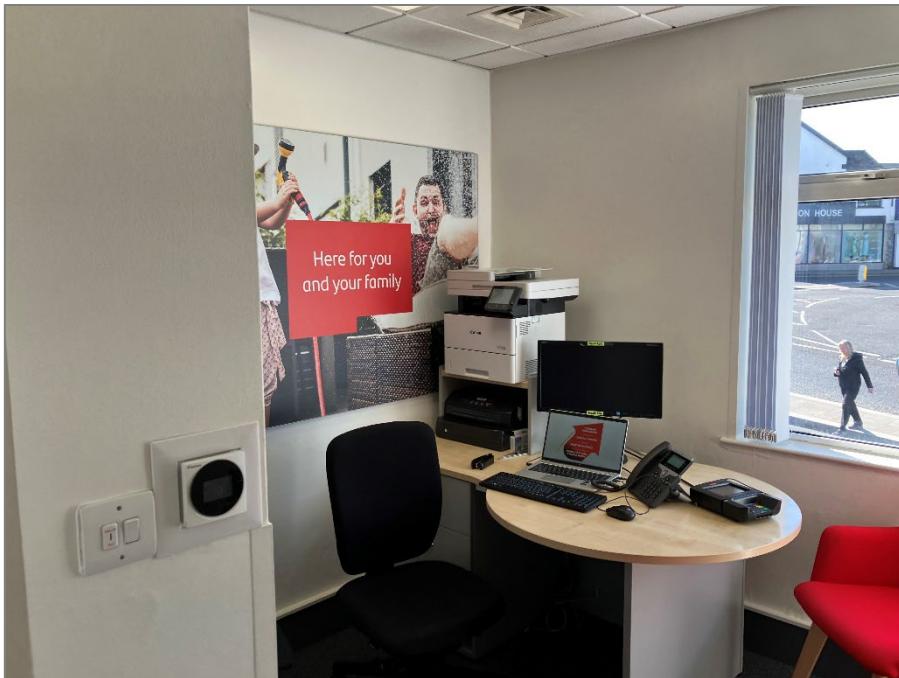
## QUOTING PRICE

Offers in excess of £99,000 are invited for the freehold interest.

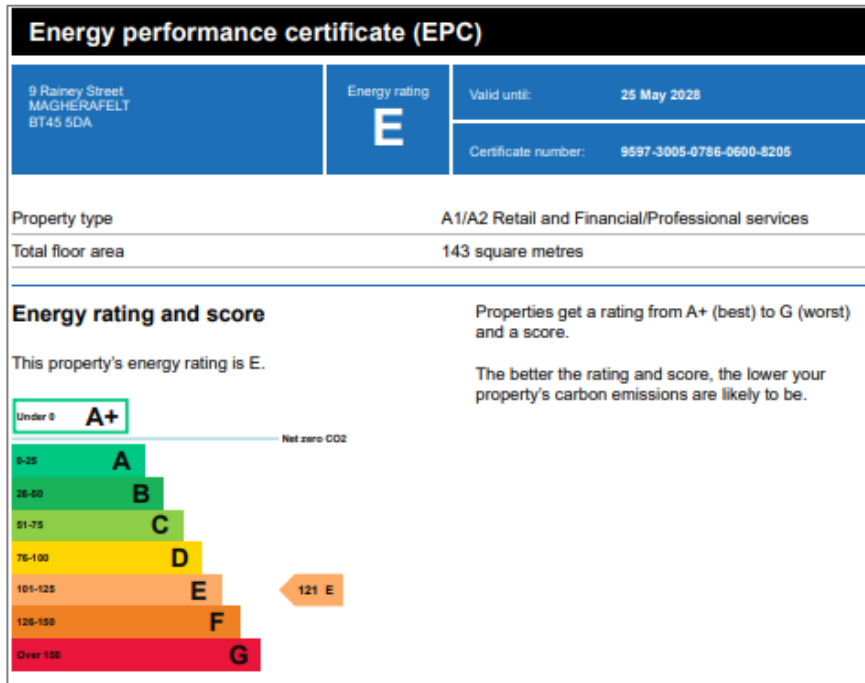
## RATEABLE VALUE

We have been advised by the Land and Property Services (LPS) that the premises are assessed for rating purposes as follows:

Net Annual Value	£8,400
UBR (2025/26)	£0.58p
Rates Payable	£4,872 p.a.



## EPC



## COSTS

Each Party is to be responsible for their own professional costs incurred in the transaction.

## VAT

All prices quoted are exclusive of and may be subject to VAT

## FURTHER INFORMATION

All enquiries and viewings are to be made strictly through the sole agent Colliers.

For further information or to arrange an inspection of the property, please contact:

David Hughes

Tel: +44 7484 050 663

Email: [david.hughes@colliers.com](mailto:david.hughes@colliers.com)



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