



Instinctive
Excellence
in Property.

For Sale

Former Bank Premises
c. 3,845 sq ft (358.02 sq m)

38 James Street
Cookstown
BT80 8LX

OFFICE



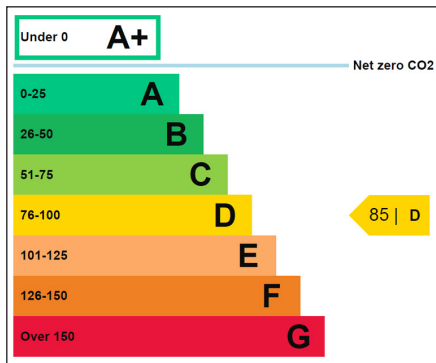
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EPC



Location

Cookstown is a busy market town in the heart of mid ulster approximately 65km West of Belfast. The property occupies a prominent location within the town centre close to the major shopping facilities, thereby benefitting from a high level of footfall and vehicular traffic. The immediate vicinity is predominantly commercial and neighbouring occupiers include Bank of Ireland, O2, Savers and Poundland.

Description

The property comprises a three storey former bank building with ancillary office accommodation occupying an extensive rectangular site with a substantial yard to the rear. The subject premises are of block/brickwork construction which has been rendered and painted on the upper floors with a tile façade on the ground floor.

Internally the property is finished to a good standard with the ground floor banking hall undergoing some recent refurbishment to provide a modern configuration. The upper floors provide a range of open plan and private offices with ancillary staff facilities finished to a reasonable standard. To the rear there is a car park overlaid in tarmacadam, with access provided via a laneway off Molesworth Street.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description		Sq Ft	Sq M
Ground Floor	Banking Hall	1,574	146.22
	Strong Room	190	17.65
	Book Room	145	13.47
	Sub-Total	1,909	177.34
First Floor	Offices	684	63.54
	Sub-Total	684	63.54
Second Floor	Offices	160	14.86
	Stores	986	91.60
	Kitchen	115	10.68
	Sub-Total	1,261	117.14
Total NIA		3,845	358.02

Title

We understand that the property is held by way of a Freehold Title. Further information is available from our client's solicitors:

Johnson Solicitors
Johnson House
50-56 Wellington Place
Belfast
BT1 6GF

Contact: David Holley
Telephone: 028 9024 0183
E-Mail: david.holley@johnsonslaw.co.uk

Guide Price

We have been instructed to seek offers in the region of £390,000 exclusive.

VAT

We understand that the property is not elected for VAT. Further information is available from the vendor's solicitor.

Rates

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

Net Annual Value: £24,900
Rate in the £ for 2022/2023: £0.52291

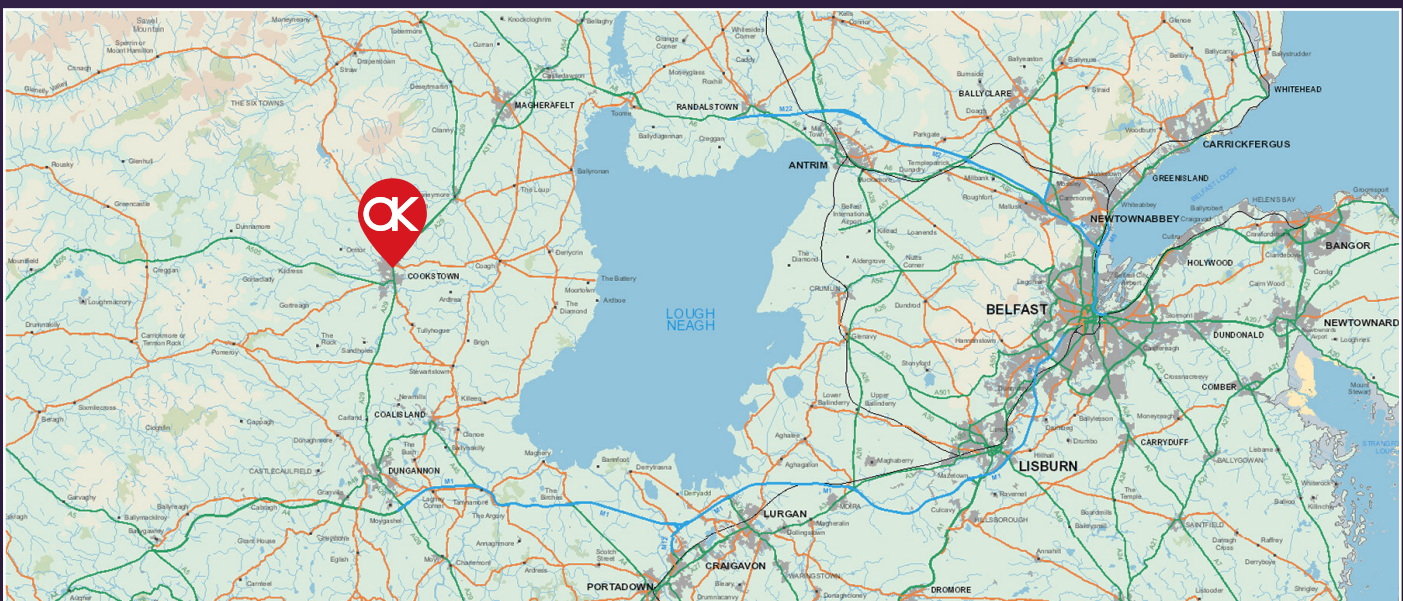
Tenancy

A section to the rear of the site is currently let on an overholding lease at a rent of £250 per annum.





FOR IDENTIFICATION PURPOSES ONLY



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CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

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