



Instinctive  
Excellence  
in Property.

# To Let

Prominent Office Accommodation  
c. 925 sq ft (86 sq m)

1st Floor  
14 Broad Street  
Magherafelt  
BT45 6EA

OFFICE



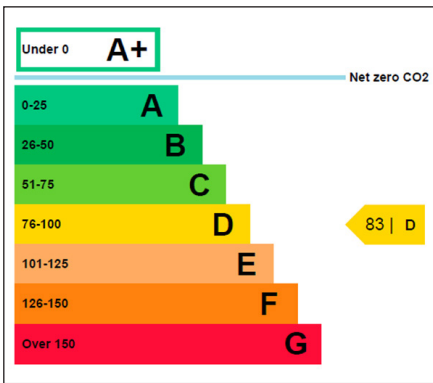
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1st Floor  
14 Broad Street  
Magherafelt  
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**OFFICE**

### EPC



### Location

Magherafelt is a busy market town located approximately 10 miles north east of Cookstown and 36 miles north west of Belfast. It is the social, economic and political hub of the area.

The subject property is located on the main commercial thoroughfare of the town on Broad Street, this location benefits from convenient access to Magherafelt Bus Station and multiple low-cost pay & display car parking options. Commercial occupiers in the local vicinity include, Danske Bank, Argento, Bob & Berts Coffee and DV8.

### Description

The subject property comprises a refurbished office, featuring 3 separate offices with a fitted kitchen, ancillary storage and w/c facilities. The office is accessed via a stairwell entrance adjacent to Danske Bank and benefits from the following finishes:

- Carpeted flooring
- Plastered/Painted walls
- Newly fitted kitchen
- LED mounted strip lighting
- Economy7 wall mounted heaters
- Intercom access

### 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
Office 1	130	12.1
Office 2	109	10.1
Office 3	271	25.2
Kitchen/Office/Storage Room	415	38.6
<b>Total</b>	<b>925</b>	<b>86</b>

### Lease Details

**Rent:** £9,000 per annum exclusive (no VAT)  
**Term:** Negotiable  
**Insurance:** Tenant liable for fair proportion of annual insurance premium





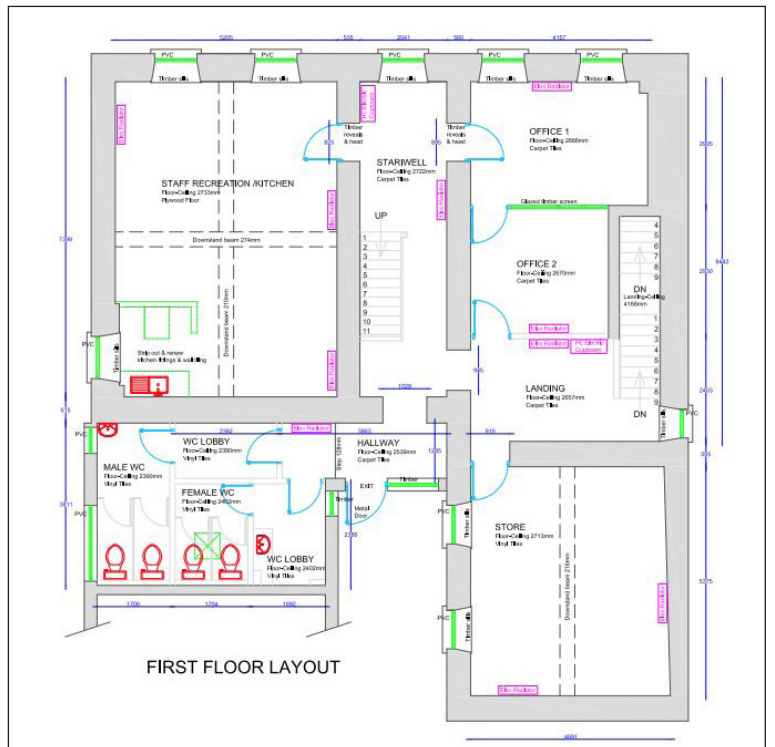
## Rates

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

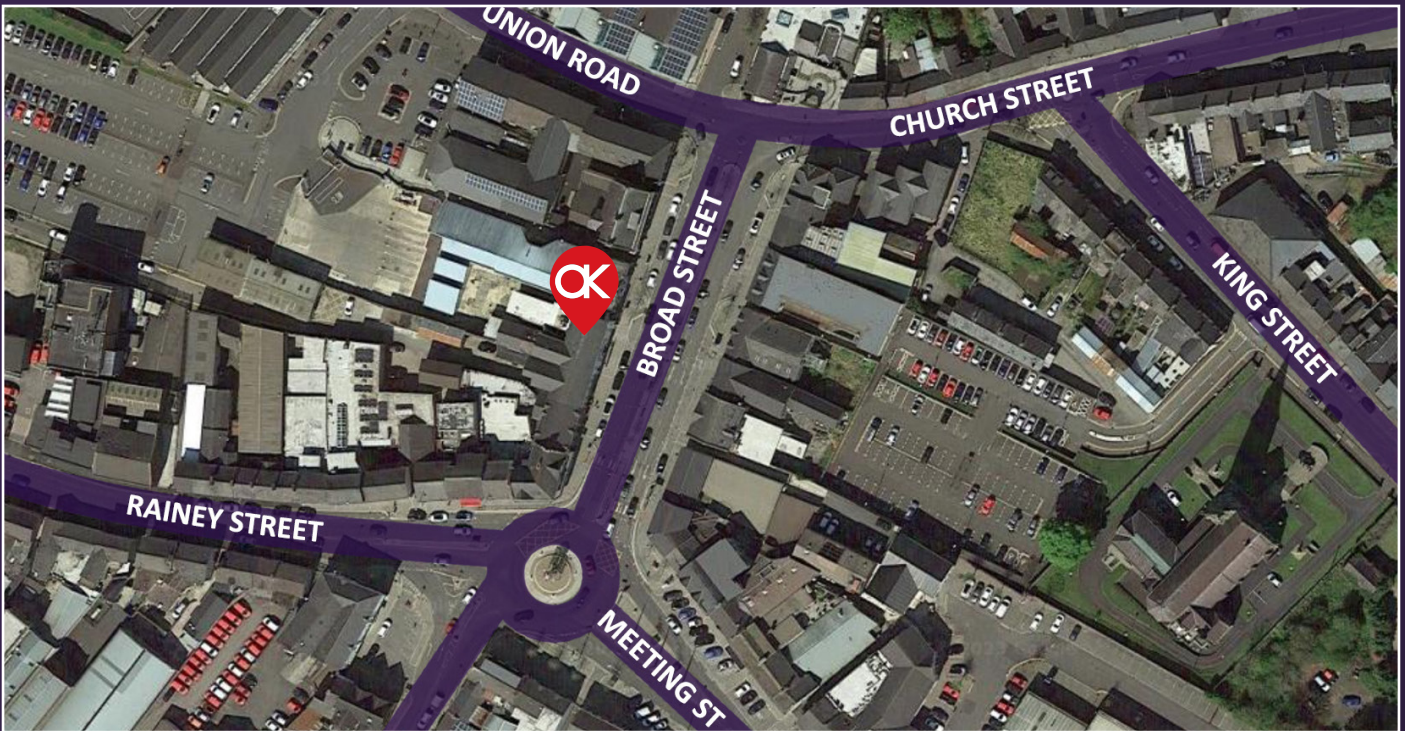
**Net Annual Value:** £3,200  
**Rate in the £ for 2022/2023:** £0.52291

## VAT

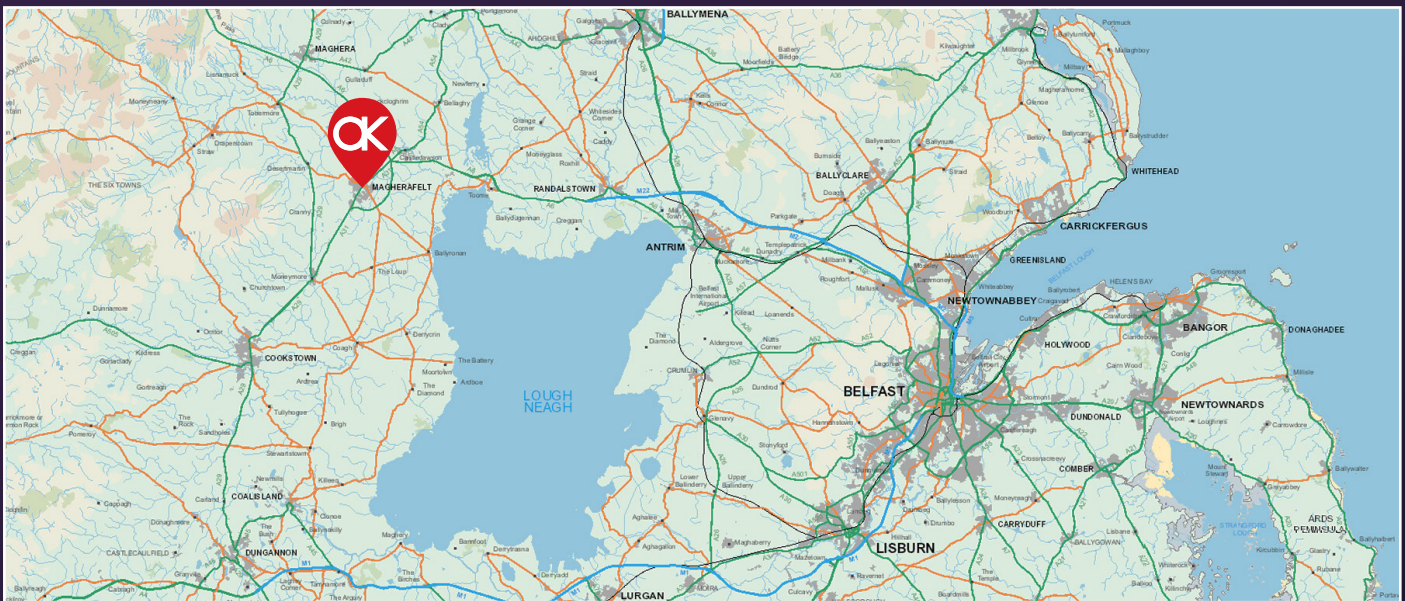
The property is not elected for VAT.







FOR IDENTIFICATION PURPOSES ONLY



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## 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/uksi/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 Osborne King. 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.

## MISREPRESENTATION ACT 1967

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