



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



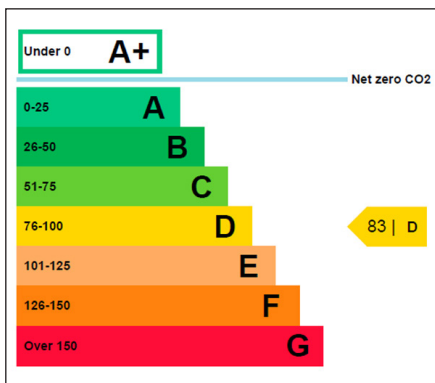
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1st Floor
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OFFICE

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
Total	925	86

Lease Details

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



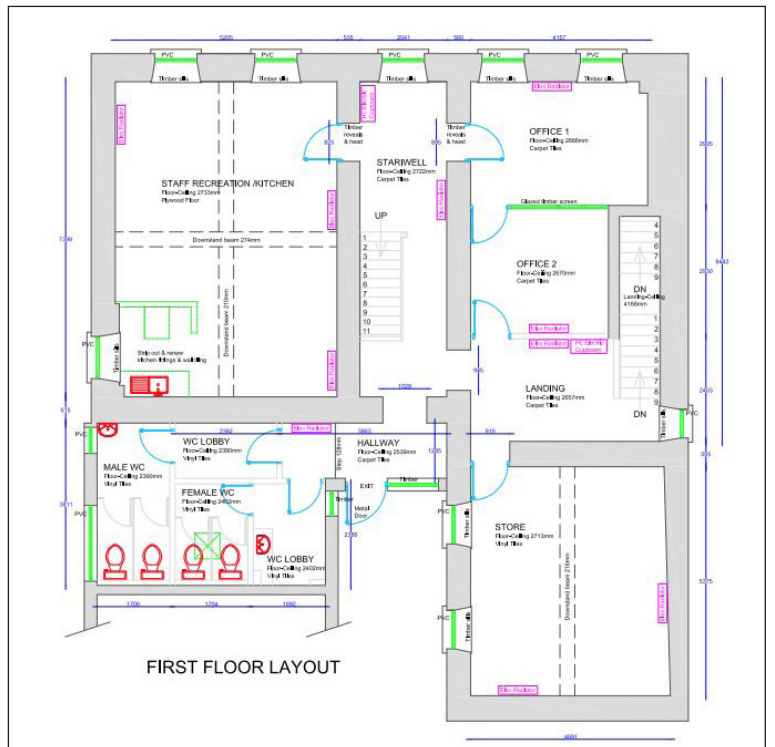
Rates

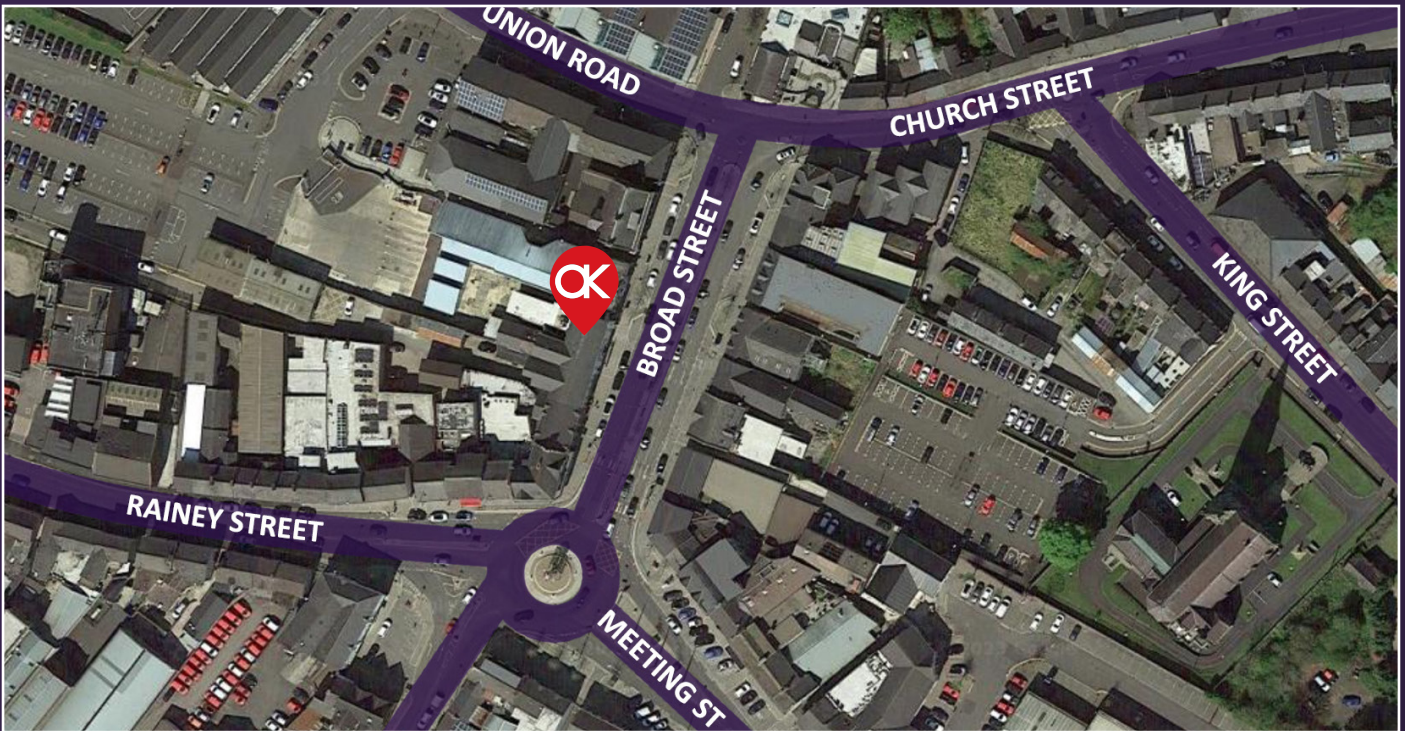
We have been advised by the Land and Property Services of the following rating information:

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

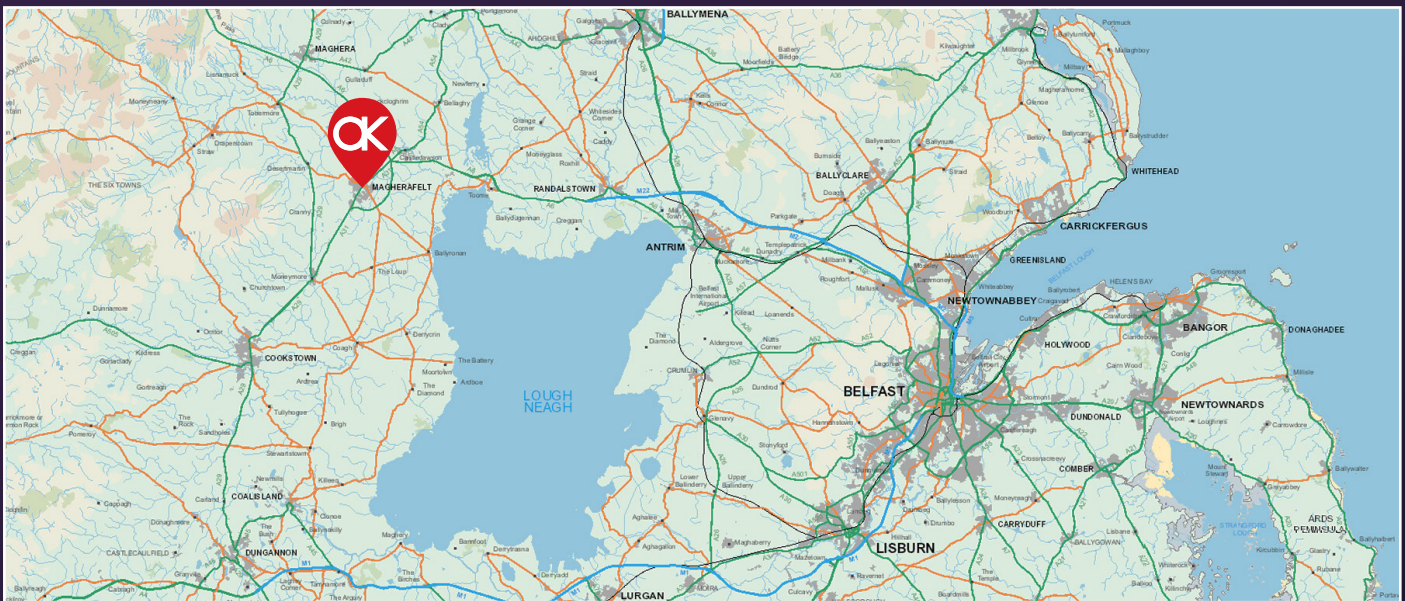
VAT

The property is not elected for VAT.





FOR IDENTIFICATION PURPOSES ONLY



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CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

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