

COMMERCIAL PREMISES -TO LET

Unit 3 - 87/89 Westland Road South, Cookstown, BT80 8QU

CBRE NI

PART OF THE AFFILIATE NETWORK



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Key Benefits

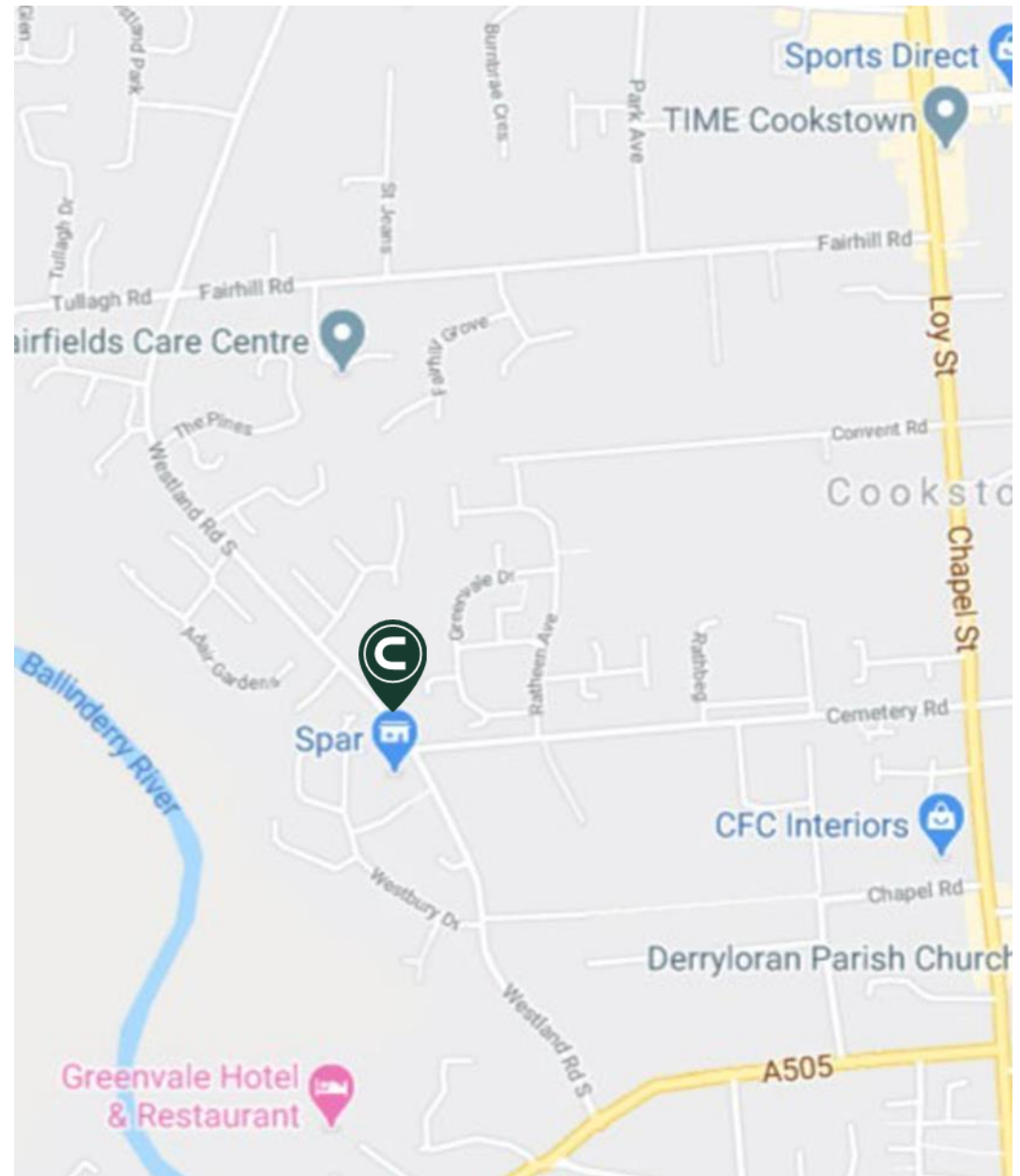
- The unit is situated within close proximity to the town centre
- Adjacencies include Spar, Golden Phoenix and PG Chips
- Car parking to the front of the unit

Location

The premises occupy is located on Westland Road, Cookstown. Cookstown is a major provincial town located to the Western shore of Lough Neagh, with a district population of approximately 23,049 persons (2011 Census).

The subject is located in a small neighbourhood retail scheme within a primarily residential area.

Westland Road South is situated within close proximity to the town centre and the busy Orritor Road Retail Park. Adjacencies include Spar, Golden Phoenix and PG Chips. There is car parking to the front of the unit.



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Description

The subject premises comprises 997 sq ft of retail space. Separate WCs are located at Ground Floor level. Floor plans are made available on request.

Lease Details

Term	Negotiable
Rent	£ 10,000 per annum, exclusive
Repairs / Insurance	Full repairing and insuring lease terms

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £13,400 for the 2nd floor.

The rate in the £ for 2022/23 is £0.52291 therefore the estimated rates payable for 2022/23 is £7,006.99

VAT

All prices are quoted exclusive of VAT, which may be payable.

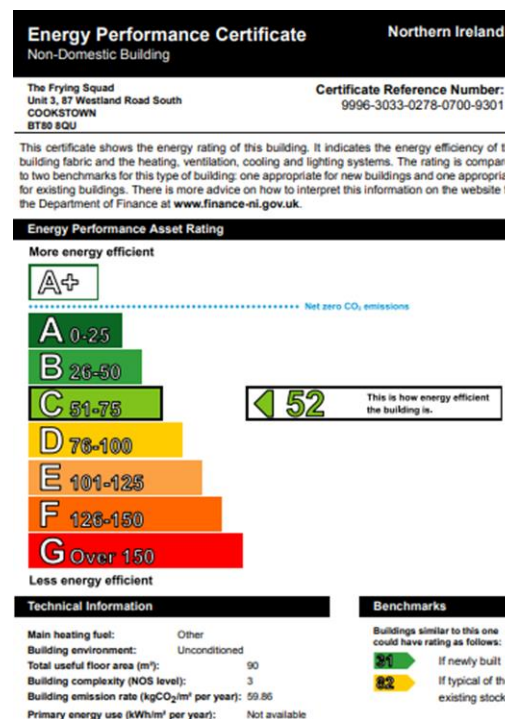
Accommodation

Area		
Ground Floor	997 Sq Ft	92.62 Sq M
Overall	997 Sq ft	92.62 Sq M

EPC

The building has been rated as C-52 under EPC regulations.

A copy of the EPC Certificate is available adjacent and can be made available on request.



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Contact Us

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