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# 32 William Street, Cookstown BT80 8NB

Retail unit extending to c. 44 sq m (474 sq ft)

# LOCATION

Cookstown is a thriving Mid Ulster town c. 45 miles South West of Belfast and c. 10 miles North of Dungannon, with a district population at the last Census of c. 40,000 persons.

The town has attracted major investment over recent years, creating a successful town centre and local business community. The subject is within easy access of major public transports hubs and the Province's motorway network.

The subject fronts onto William Street, within the towns retail core. Nearby occupiers include Ulster Bank, O2, Santander, Domino's, Subway and Menary's.

# DESCRIPTION

The subject comprises excellent ground floor retail premises which benefit from frontage onto the popular William Street in Cookstown town centre.

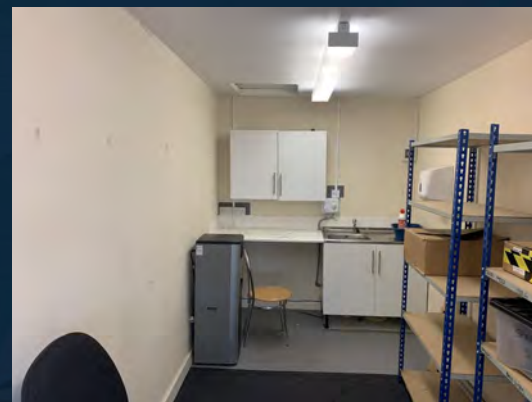
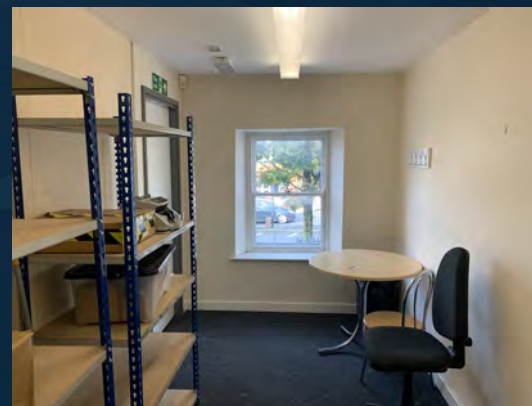
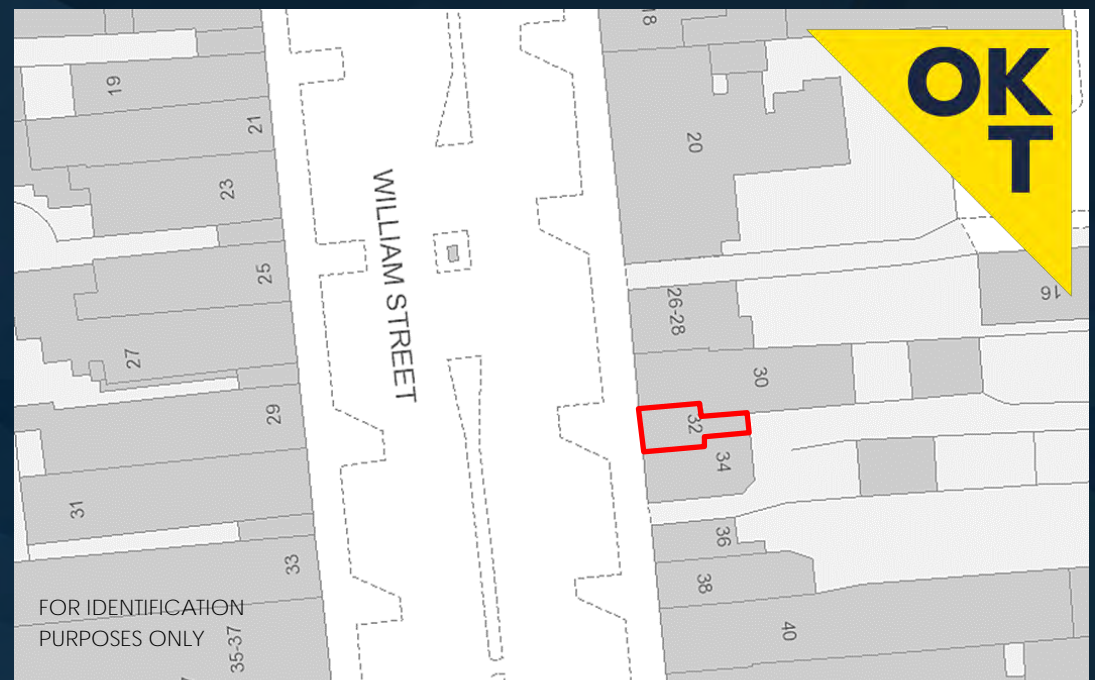
The accommodation is laid out to include a retailing area and rear office on the ground floor and kitchen and W/C facilities on the first floor.

The property is currently fitted out to include a glazed shop frontage, plastered and painted walls, suspended ceilings, a mix of halogen and LED lighting and an electric roller shutter and CCTV system in place.

Nearby occupiers include Ulster Bank, O2, Santander, Domino's Subway and Menary's.

# ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
<b>GROUND FLOOR</b>		
Retail	C. 21 sq m	228 sq ft
Office / Store	C. 11 sq m	116 sq ft
<b>FIRST FLOOR</b>		
Kitchen	C. 12 sq m	130 sq ft
WC Facilities	-	-
<b>TOTAL ACCOMMODATION</b>	<b>C. 44 sq m</b>	<b>474 sq ft</b>



# LEASE DETAILS

RENT: £10,000 per annum

TERM: Negotiable

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

## VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

## NAV

### (RATES PAYABLE)

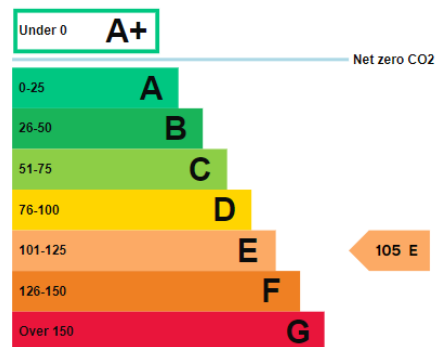
NAV: £5,700.00

Estimated rates payable in accordance with LPS Website: £3,040.66

NOTE: The property is eligible for small business rate relief which would reduce the rates by a further 20%



All perspective tenants should make their own enquiries to confirm the NAV / rates payable.



### 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 5 years from when you cease to have a contractual relationship with OKT. 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.

REF: 9676

# FURTHER INFORMATION

OKT

For further information / viewing arrangements please contact:

## ROSS PATTERSON

ross.patterson@okt.co.uk

028 9024 8181 okt.co.uk

## O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD

Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## JOINT AGENT



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