



Prime Retail Warehouse Unit

Unit 3,
Station Square Retail Park,
Molesworth Street,
Cookstown BT80 8PA

To Let / For Sale

PROPERTY SUMMARY

- **Prominent ground floor retail unit.**
- **7,615 sq. ft.**
- **Immediately Available.**

LOCATION

Cookstown is a bustling market town with a population of roughly 23,049 in the resident district and 75,000 more within a 15-minute commute. The town is roughly 50 miles southeast of Derry/Londonderry and 45 miles west of Belfast.

Several well-known retailers operate in Cookstown, including Tesco, Asda, Homebase, Next, and Marks & Spencer.

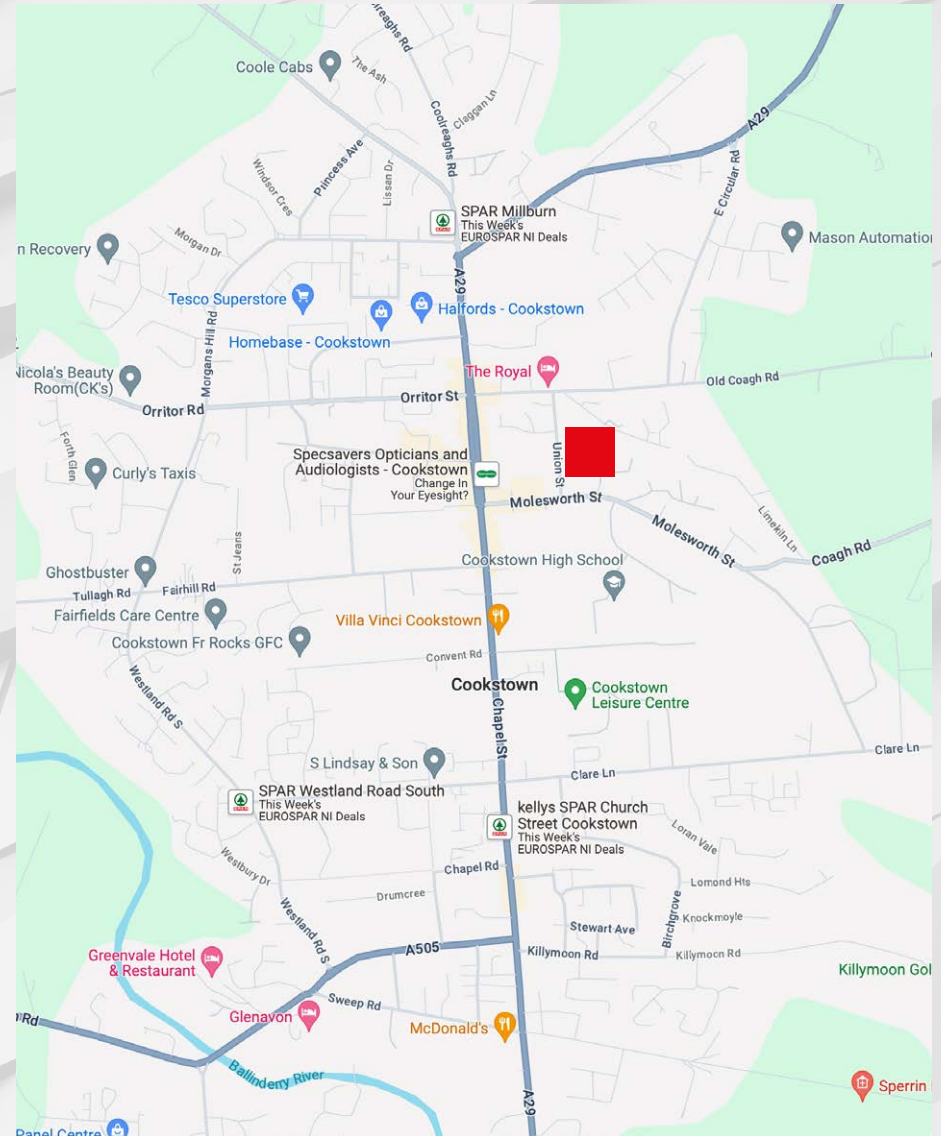
Located across from the town's main school campus and next to the Cookstown bus station, Station Square Retail Park is easily accessible from the town centre.

Lidl and Harry Corry are adjacent tenants in the Retail Park.

DESCRIPTION

Constructed in 1999 alongside its fellow units inside Station Square Retail Park, the property boasts a steel portal frame structure with walls panelled with Kingspan composite cladding, an internal leaf of 100 mm blockwork rising to a height of three metres, and a roof composed of composite insulated panels featuring 10% rooflights.

There is free parking for about 240 cars on the 1.35-hectare (3.3 acre) Station Square Retail Park, which is fronting Molesworth Street.



ACCOMMODATION

Description	Sq Ft	Sq M
Ground Floor Retail	7,615	707.45

LEASE Option

Term:	10 Years, subject to an upwards only rent review at year 5.
Rent:	£ 40,000 per annum.
Repairs:	Effectively full repairing basis by way of a service charge
Service Charge:	Levied to cover external repairs, maintenance, and management of the common parts. Estimated at approx. TBC pax.
Insurance:	Tenant to pay a due proportion of the building's insurance premium.

PURCHASE PRICE

Offers in excess of £280,000 + VAT with vacant possession.

RATEABLE VALUE

We are advised by Land & Property Services that the NAV is £56,500.00.
Rates payable for 2025/26 of approximately £32,895.66.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT which may be chargeable.

EPC

The building is currently rated as D - 91.
A copy of the EPC Certificate can be made available upon request.



VIEWING AND FURTHER INFORMATION

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