

# TO LET – COMMERCIAL PREMISES

UNIT 3, 21 ORRITOR ROAD, COOKSTOWN, BT80 8BN

**CBRE NI**  
PART OF THE AFFILIATE NETWORK





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## Key Benefits

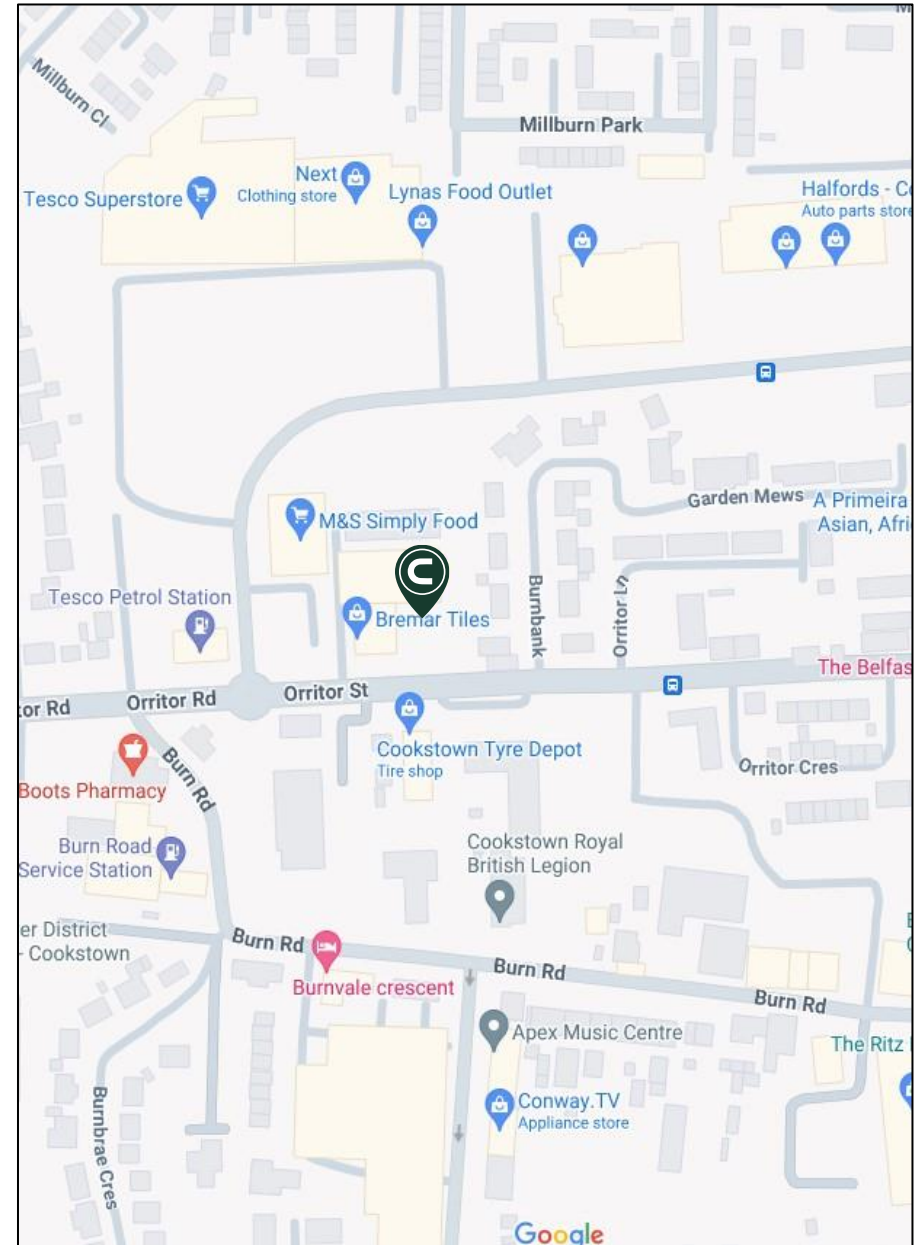
- Prominent ground floor commercial unit
- Prime location
- Ample car parking

## Location

Cookstown is a large town in Mid Ulster with a population of approximately 12,500. It is located approximately 45 miles west of Belfast and 50 miles southeast of Derry / Londonderry. The subject property is situated in close proximity to Orritor Road Retail Park where retailers such as Tesco, Next, New look and Iceland. M&S also trade nearby.

## Description

The subject property comprises a ground floor commercial retail unit which extends to 4,090 sq ft. The unit is finished to a good standard to include plastered and painted walls, a combination of laminate and carpeted flooring, 3no. storerooms, WCs and a rear yard for servicing.



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## Accommodation

Area	Sq M	Sq Ft
Ground Floor	380	4,090

## Lease Details

Term	By Negotiation
Rent	£26,500 p.a.x
Repairs/Insurance	Effective full repairing and insuring basis via service charge

## Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £8,250. The rate in the £ for 2024/25 is £0.533449 therefore the estimated rates payable for 2024/25 are £4,400. The rates quoted above may be eligible for the 20% Small Business Rates Relief.

## VAT

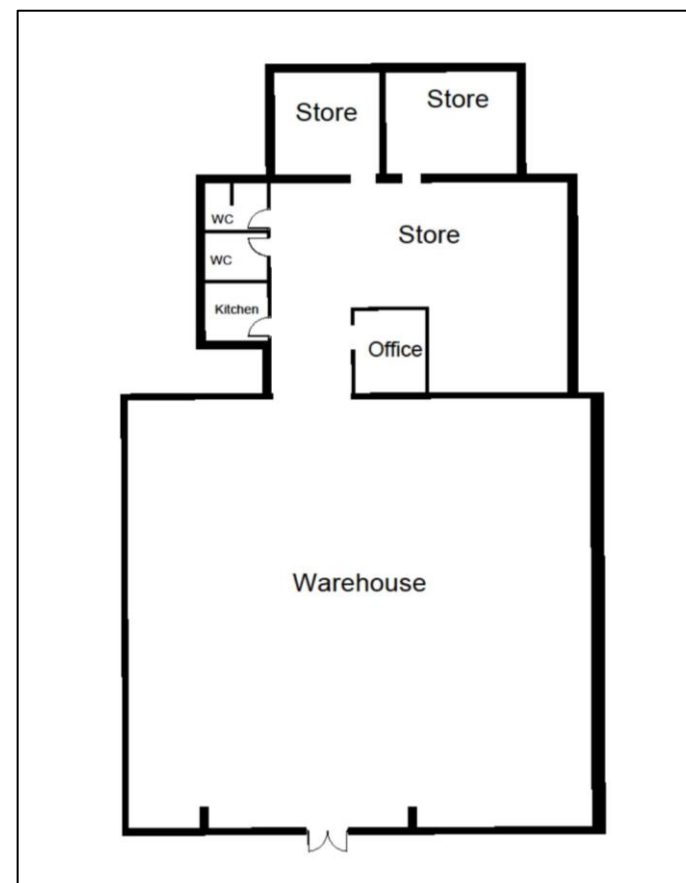
All prices are quoted exclusive of VAT, which may be payable.

## EPC

The building has been rated as E109 under EPC regulations.

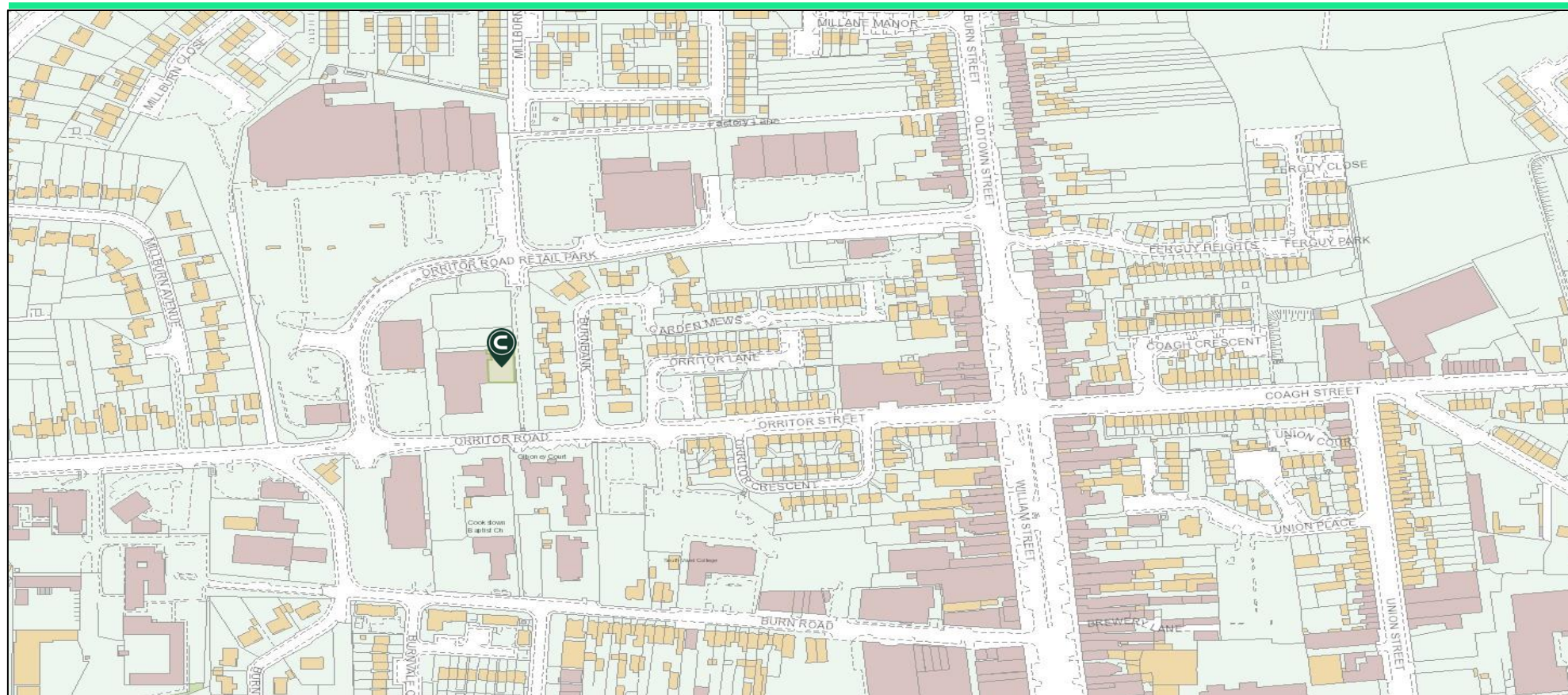
A copy of the EPC Certificate is available adjacent and can be made available on request.

## Floor Plan



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## Contact Us

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