



**For Sale/To Let**  
**Excellent Town Centre Property**  
47 & 47a James Street, Cookstown BT80 8AE



**McKIBBIN**  
COMMERCIAL

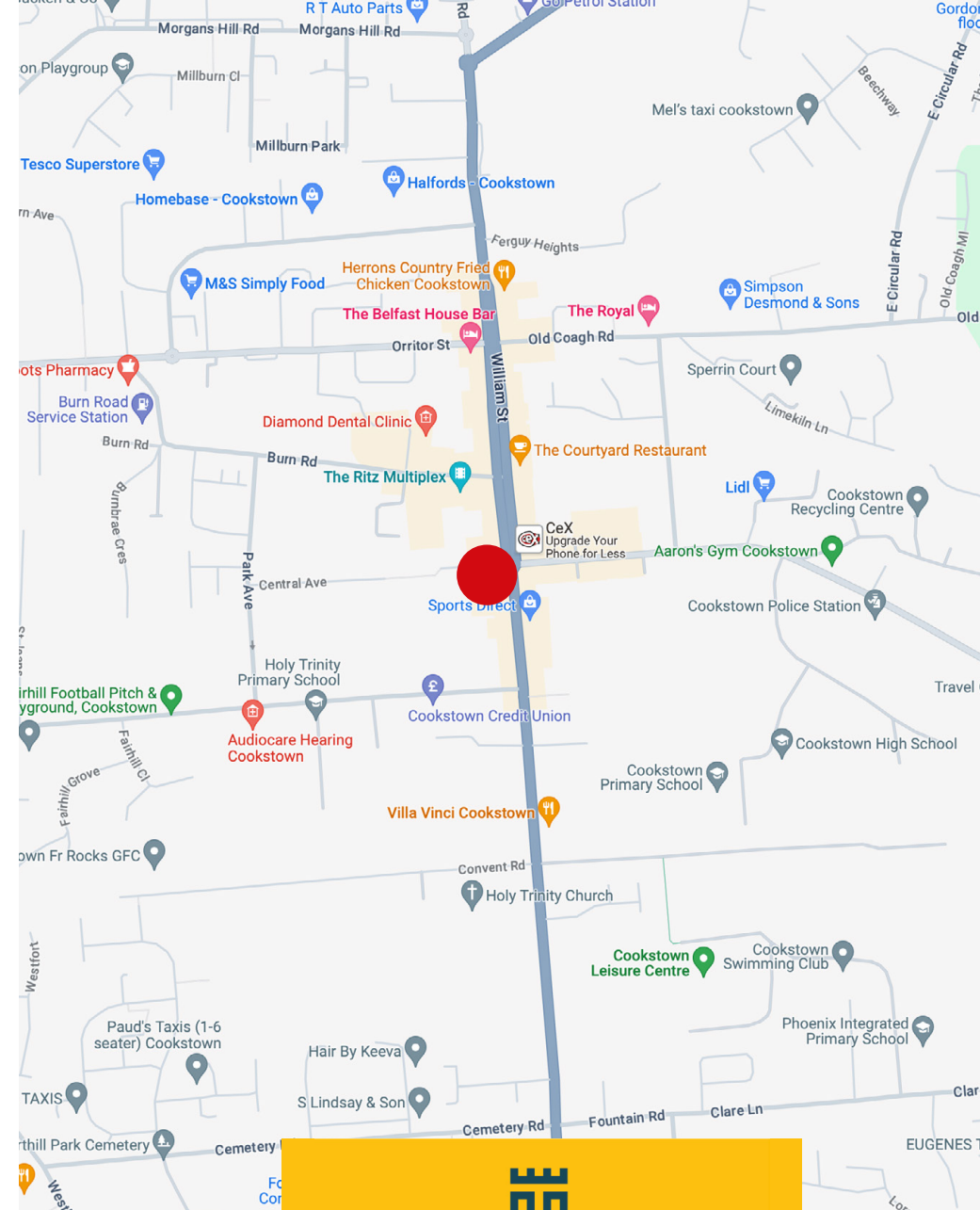
**028 90 500 100**

## LOCATION/DESCRIPTION

- Cookstown is in Mid-Ulster, 10 miles north of Dungannon and 45 miles west of Belfast and serves a large hinterland.
- The property was previously occupied by Boots Chemist and occupies a prime location in the town centre.
- Retailers in close proximity include Savers, Poundland, Menary's, Domino's, Specsavers, Boots and a plethora of well-known local retailers.
- The premises may be suitable for restaurant/hot food and a planning application has been lodged for a change of use.
- The property could also be redeveloped for a retail and apartment scheme, subject to planning, full details upon request.

## ACCOMMODATION

Description	Sq M	Sq Ft
<b>No. 47 – Shop</b>		
Ground Floor	369	3,973
First Floor	169	1,808
<b>No. 47a - First Floor</b>		
Office 1	27.1	291
Office 2	17.3	186
Kitchen	7.2	77.5
<b>No. 47a - Second Floor</b>		
Office	36	387
<b>Total Area</b>	<b>625.6</b>	<b>6,722.5</b>
<b>SITE AREA: 0.1185 acres (480 m2)</b>		



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**

**For Sale/To Let Excellent Town Centre Property**  
47 & 47a James Street, Cookstown BT80 8AE

## LEASE DETAILS

Term: Minimum of 5 years.

Rent: £25,000 per annum, exclusive

Repairs: Full repairing and insuring by way of service charge recovery.

## SALE DETAILS

Price: Offers invited in the region of £300,000.

## RATES INFORMATION

We understand that the property has been assessed for rating purposes, as follows:-

### 47 James Street, Cookstown

NAV: £25,600

Rate in £ 2024/25 = 0.559652

Therefore, Rates Payable 2024/25 = £14,327.09

### 47A James Street, Cookstown

NAV: £3,900

Rate in £ 2024/25 = 0.559652

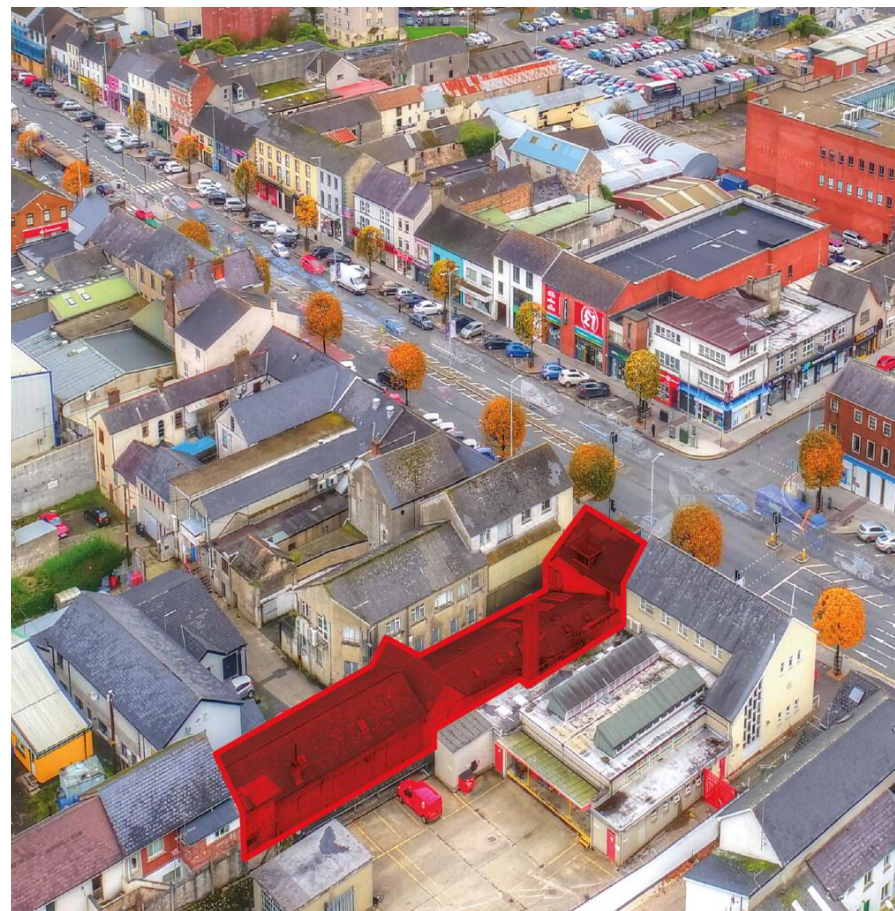
Therefore, Rates Payable 2024/25 = £2,182.64

## TITLE

Long leasehold, subject to a nominal ground rent.

## VAT

The property is registered for Value Added Tax.



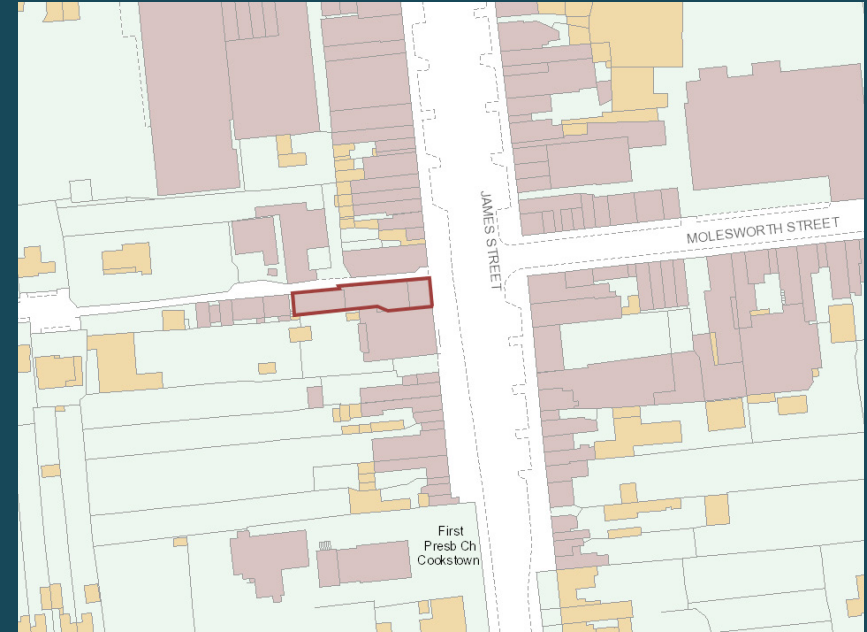
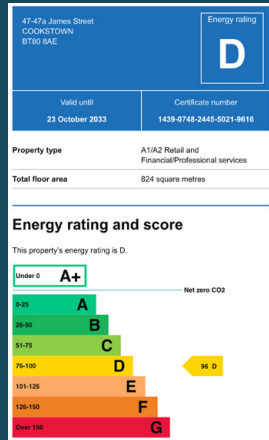
**For Sale/To Let Excellent Town Centre Property**  
47 & 47a James Street, Cookstown BT80 8AE



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**

## EPC



## CONTACT

For further information or to arrange a viewing contact:

**Michael Hopkins**  
mph@mckibbin.co.uk

**McKibbin Commercial Property Consultants**  
Chartered Surveyors  
One Lanyon Quay, Belfast BT1 3LG  
02890 500 100  
property@mckibbin.co.uk  
www.mckibbin.co.uk

Follow us for up-to-date news and information!



McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatever in relation to this property. As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 – <http://www.legislation.gov.uk/uksi/2017/692/made>. In accordance with legislation, any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McKibbin Commercial. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.

**McKIBBIN**  
COMMERCIAL  
**028 90 500 100**