

TO LET – COMMERCIAL PREMISES

UNITS 1- 3, 23 ORRITOR ROAD, COOKSTOWN, BT80 8BN

CBRE NI
PART OF THE AFFILIATE NETWORK



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Key Benefits

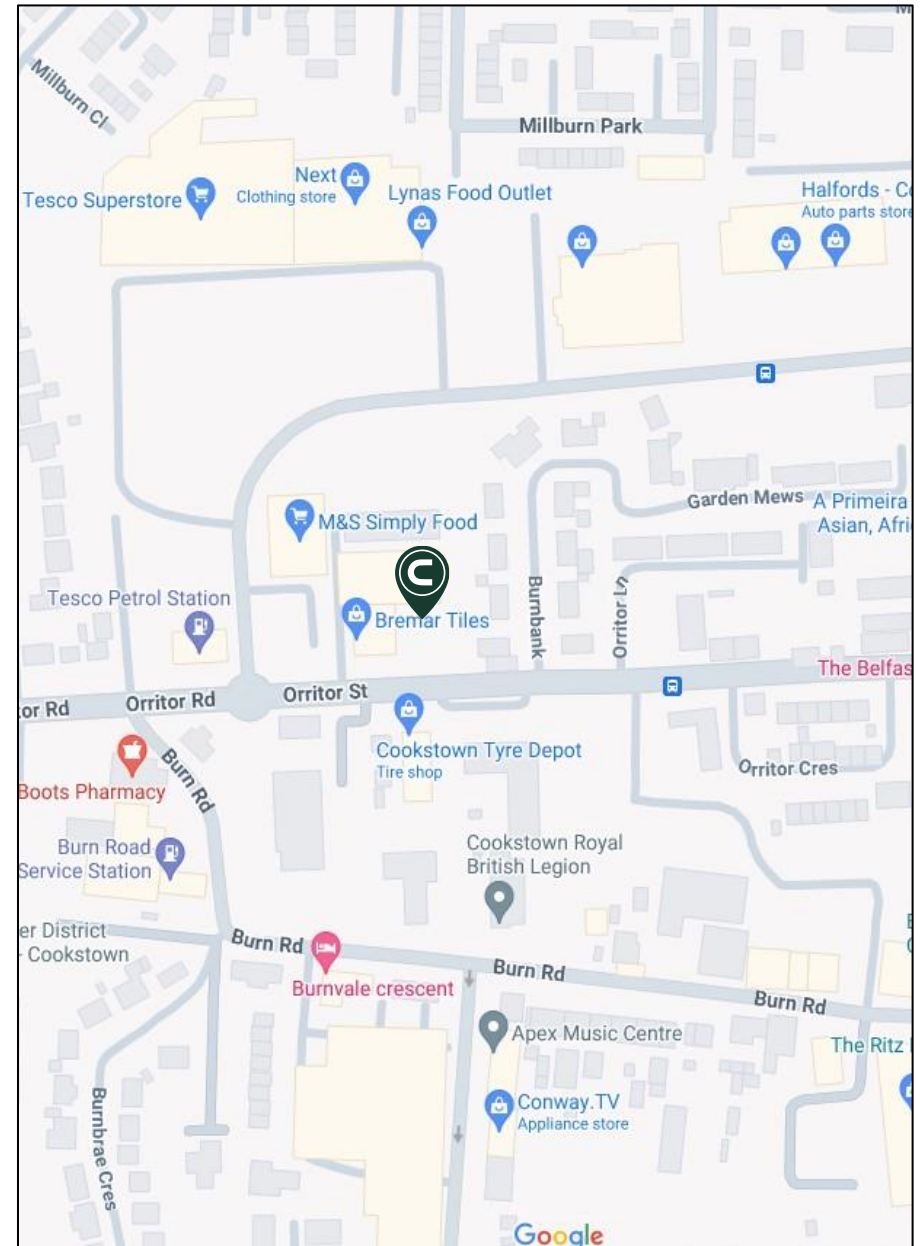
- Prime location
- Ample car parking
- Suitable for various uses subject to planning

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 on Orritor Road and in close proximity to Orritor Retail Park where retailers such as Tesco, Next, New look and Iceland. M&S trade adjacent to the site while Lidl NI have recently secured planning for new 26,000 sq ft supermarket directly opposite.

Description

The subject property comprises of ground floor commercial accommodation spread across 3 separate individual units. The units are finished to a good standard to include plastered and painted walls, suspended ceilings and a combination of laminate, tile and carpeted flooring. Furthermore the units benefit from additional storeroom accommodation, WCs and ample parking facilities.



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Accommodation

Property	Sq M	Sq Ft
Unit 1	890	9,600
Unit 2	308	3,310
Unit 3	380	4,085

Lease Details

Term	By Negotiation
Rent	On Application
Repairs/Insurance	Effective full repairing and insuring basis via service charge

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.

Rateable Value

We have been advised by Land and Property Services of the following:

Property	NAV	Rates Payable
Unit 1	£17,900	£10,017.77
Unit 2	£7,000	£3,917.56
Unit 3	8,250	£4,617.13

AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

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