

OK
T



16 Oldtown Street, Cookstown, BT80 8EF

Ground Floor Office / Retail Unit Extending to c. 48 sq m (516 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 Oldtown Street, within the towns retail core with nearby occupiers including Gordon's Chemist, Corner Bakery, Ulster Bank and Menary's.

DESCRIPTION

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

The accommodation is laid out to include a large reception area, 2 offices, kitchen and W/C facilities.

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

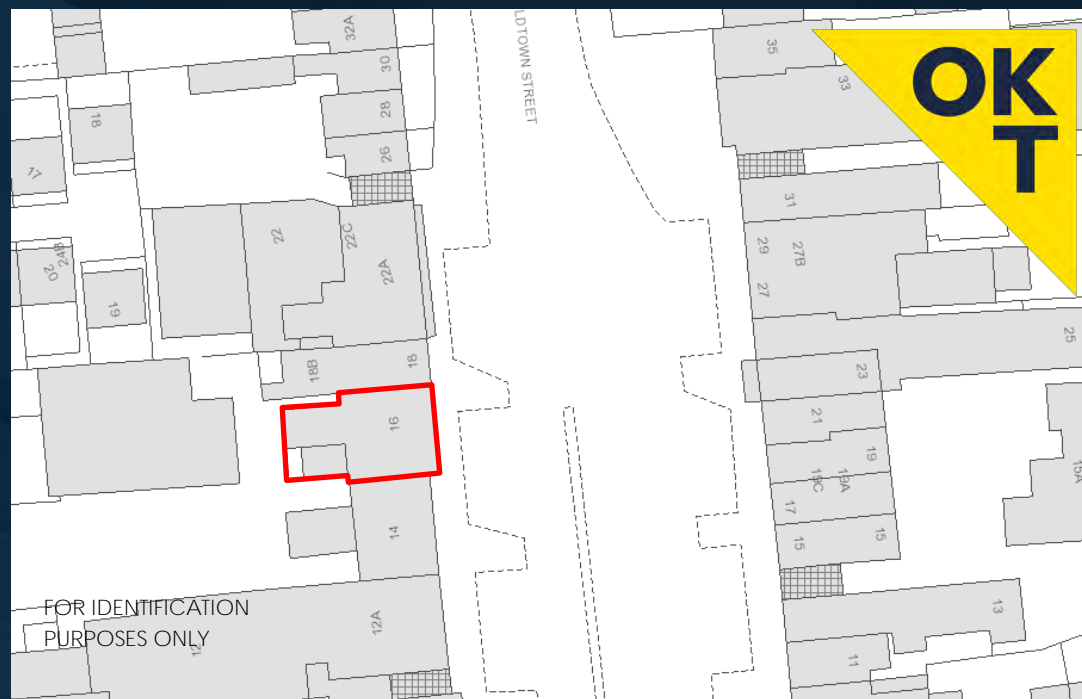
ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Retail	C. 26 sq m	276 sq ft
Private Office	C. 11 sq m	121 sq ft
Office	C. 11 sq m	119 sq ft
Kitchen	-	-
WC Facilities	-	-
TOTAL ACCOMMODATION	C. 48 sq m	516 sq ft

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: 9967



LEASE DETAILS

RENT: £7,920 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

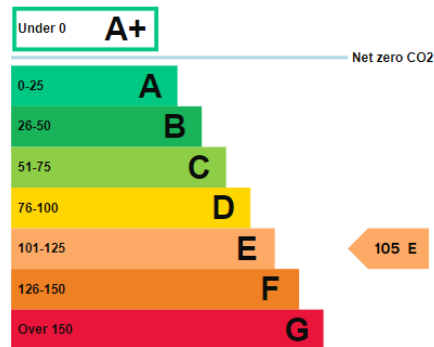
(RATES PAYABLE)

NAV: £5,300.00

Estimated rates payable in accordance with LPS
Website: £2,966.16

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.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

ROSS PATTERSON

ross.patterson@okt.co.uk

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they 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.

