

22-24 James Street, Cookstown, Co. Tyrone, BT80 8LW

To Let

Prime Retail unit extending from 9,600-16,000 sq ft. Capable of subdivision.



Lambert
Smith
Hampton

Location

Cookstown is located in the heart of mid Ulster, approximately 11 miles north of Dungannon and approximately 45 miles west of Belfast and approximately 46 miles east of Derry. Cookstown has a strong retail offer primarily located within the town centre, and the strength of the town is highlighted by the lack of available retail units along the prime retail pitch, James Street.

Nearby occupiers include DV8, Savers, Boots, Specsavers and Sports Direct.

Description

The unit occupies a 100% prime location along James Street, with extensive frontage providing the building with great prominence. The two storey building is finished with a red brick external facade, and floor to ceiling height glazed frontage.

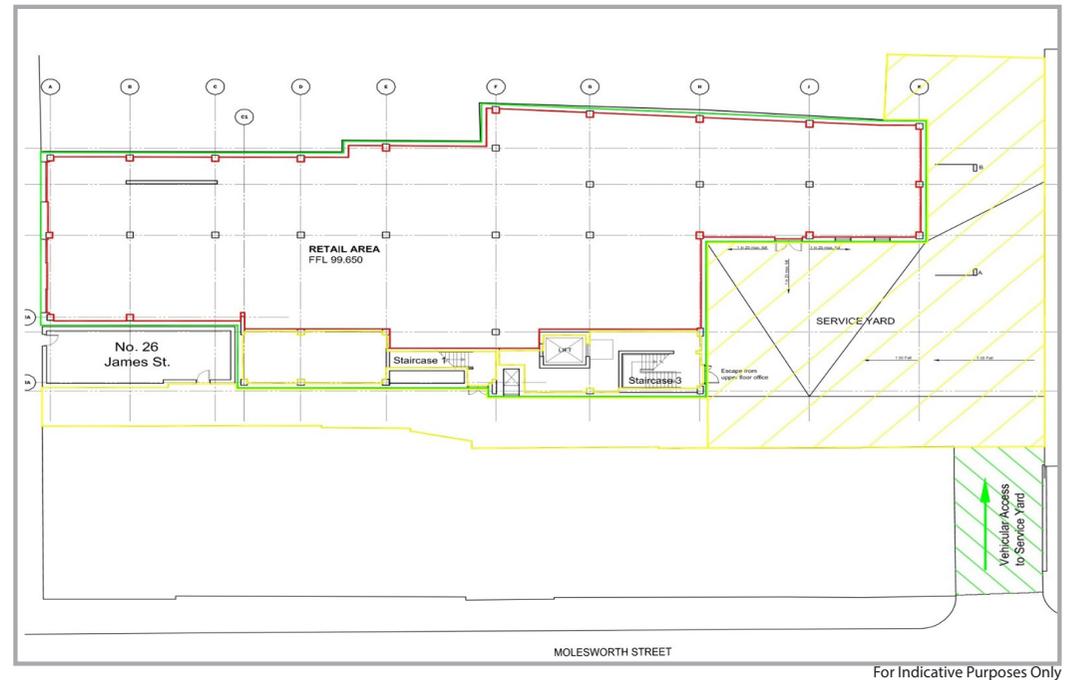
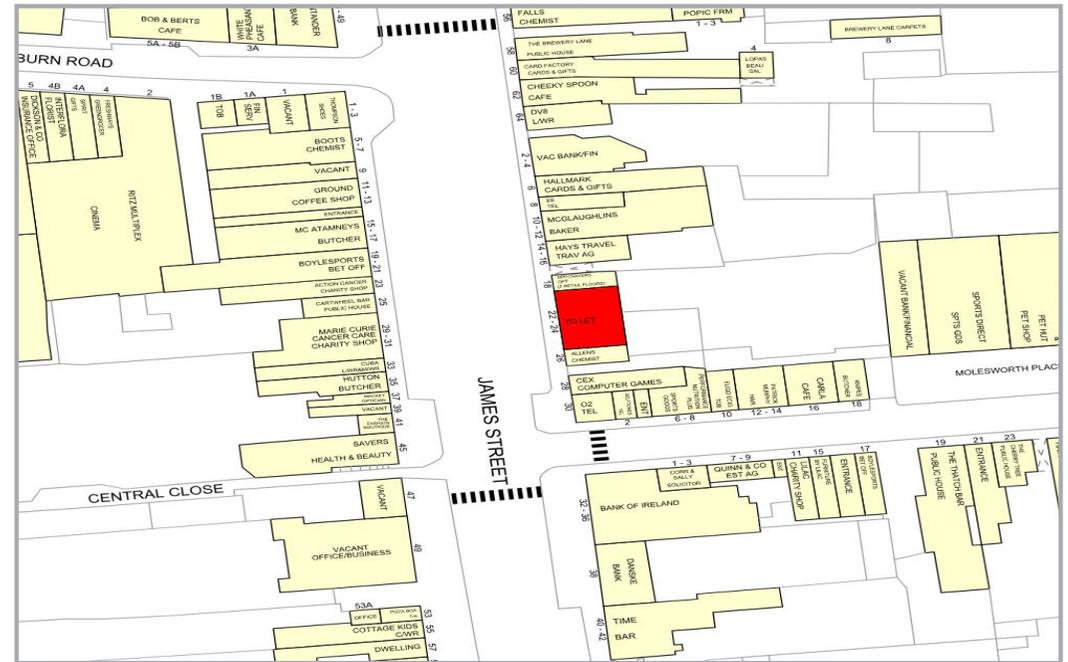
Schedule of Accommodation

	Sq Ft	Sq M
Ground Floor	9,600	892
First Floor	6,400	595
Total	16,000	1,486

Capable of subdivision.

Lease Details

Term:	By negotiation.
Rent:	Price on application.
Repair:	Full repairing and insuring lease.
Review:	Every 5th year of the term.
Insurance:	The tenant will reimburse the landlord for a fair portion of the annual insurance premium for the property.

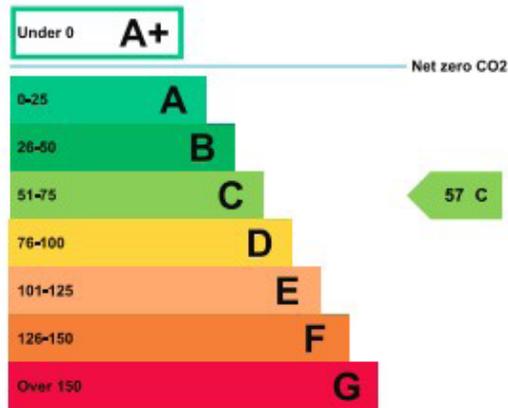


For Indicative Purposes Only



Energy rating and score

This property's energy rating is C.



Rates

We are advised by Land and Property Services that rates payable for the subject properties are as follows:

Net Annual Value: £44,900.00

Rate in £ 2024/25: £0.582224

Rates Payable: est. £25,128.37 per annum

Energy Performance Certificate

The property benefits from an EPC rating of C57 and the Energy Performance Certificate is available upon request.

Value Added Tax

We are advised that the subject premises is VAT registered and therefore VAT will be charged in addition to the prices quoted.

Viewing Details / Further Information

For further information or to arrange a viewing, please contact:



Gary Martin
07841 145500
gmartin@lsh.ie

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