

52 Oldtown Street, Cookstown BT80 8EF

Prominent Self Contained Office Building

For Sale



- Net internal area totalling approximately 2,266 sq ft.
- Car parking to the rear.
- On-street frontage onto Main Street in Cookstown.
- Cookstown Retail Park is located to the rear.

Belfast Office - Clarence House, 4-10 May Street, Belfast, BT1 4NJ

Dublin Office - Grafton Buildings, 34 Grafton Street, Dublin 2

Ian Harbinson

Lambert Smith Hampton

Telephone: **028 9026 9257**

Mobile: **07876 454232**

Email Address: iharbinson@lsh.ie

Megan Houston

Lambert Smith Hampton

Telephone: **028 9032 7954**

Mobile: **07436 818506**

Email Address: mhouston@lsh.ie

**Lambert
Smith
Hampton**

028 9032 7954
www.lsh.ie

52 Oldtown Street, Cookstown BT80 8EF



Location

The subject premise is on Oldtown Street, which is the main arterial road into the town from the North of the province. The surrounding area comprises of both residential and commercial occupiers including estate agents and hot food operators. Cookstown is the fourth largest town in County Tyrone with a population of almost c. 11,000 persons (2001 Census).

Description

The accommodation extends to c. 2,266 sq ft (210 sq m) over 2 floors and is finished internally to a modern specification with both private offices and a large open plan office at the rear of the ground floor. There is access from the rear of the property to a private car park. The property is of standard brick construction. It is finished internally to include plastered and painted walls, plastered ceilings, carpet flooring and fluorescent strip lighting.

Price

Offers are invited in the region of £100,000 exclusive.

Accommodation

Floor area	Sq ft	Sq m
Ground Floor	1,732	160.81
First Floor	534	49.61
Total	2,266	210.52

Title

The title and contract are available for inspection by appointment only at the offices of the vendors solicitors, details are as follows:-

Cleaver Fulton Rankin Solicitors
50 Bedford Street
Belfast
BT2 7FW

Contact: Alan McAlister
Tel: 028 90 243141
Email: a.mcalister@cfrlaw.co.uk

Stamp Duty

This will be the responsibility of the purchaser.

Business Rates

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

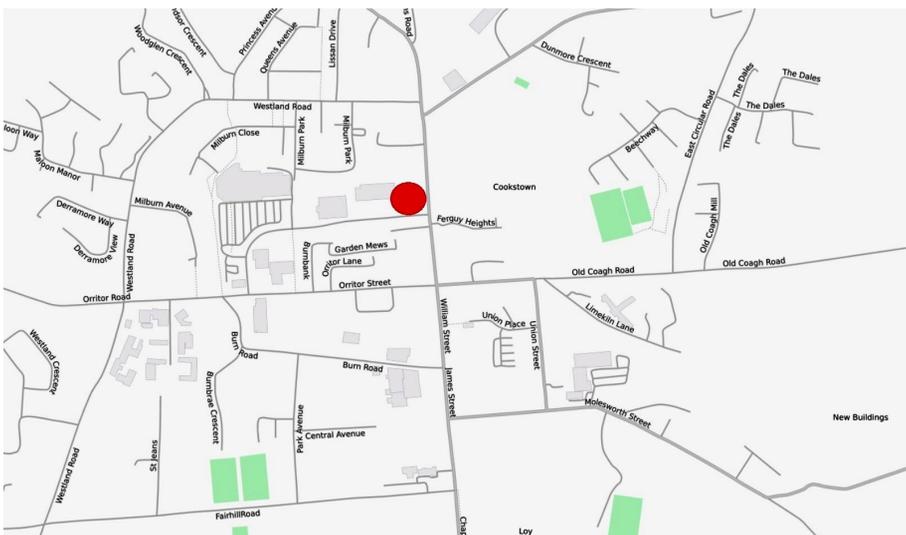
Net Annual Value: £10,600
Rate in £ 17/18: £0.5645
Rates payable, if applicable: £5,983.70

Value Added Tax

We are advised that the subject property is not VAT registered and therefore VAT will not be charged in addition to the purchase price.

EPC

F128



© Lambert Smith Hampton (LSH) (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of LSH or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) LSH cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of LSH has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) LSH will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.