



To Let

Prominent Units in a Prime Location

Units 1&2, Orritor Road, Cookstown BT80 8BN

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PROPERTY SUMMARY

- Prominent units in a Prime Location
- Units from 3,310 ft²- 9,600 ft²
- Ample on site parking
- Suitable for a variety of uses STPP

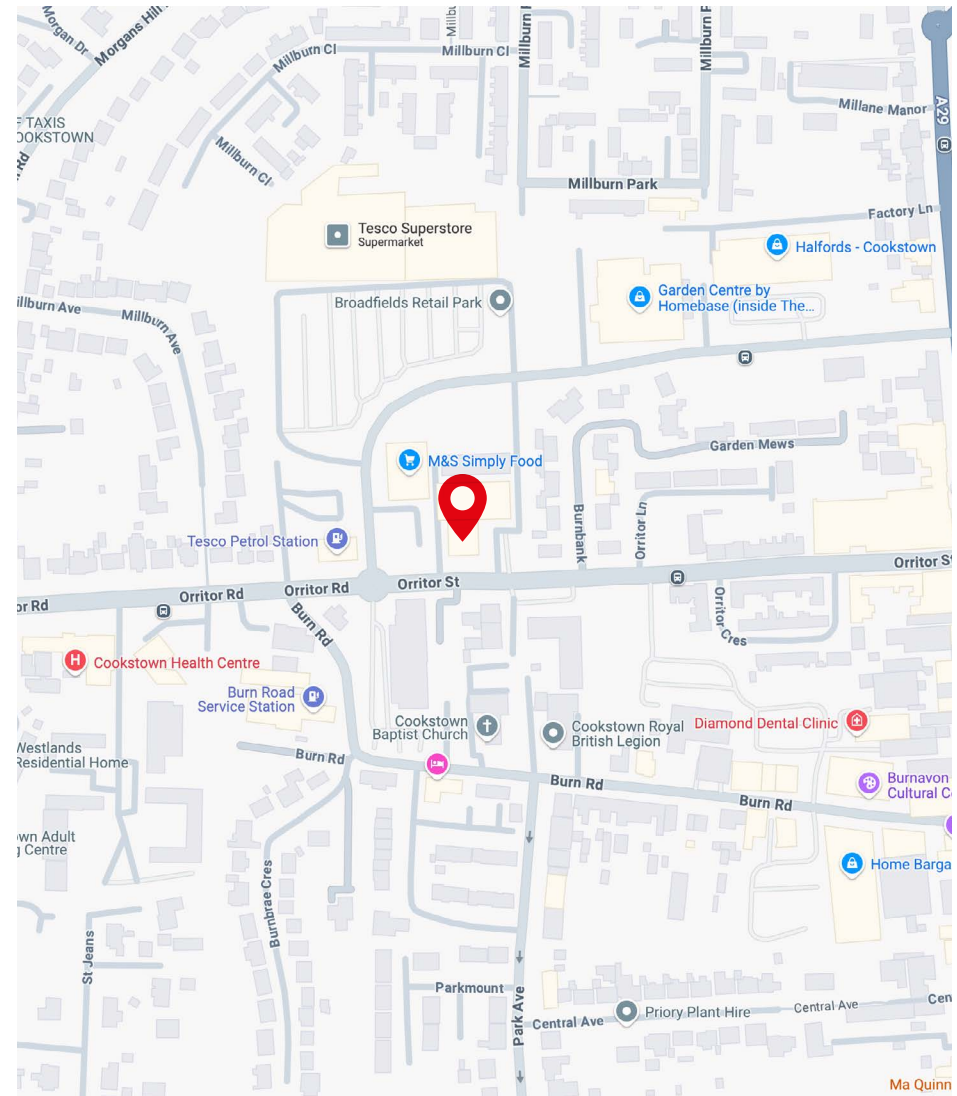
LOCATION

Cookstown, a prosperous market town located 45 miles west of Belfast, is a major administrative centre in the heart of Ulster. It has a population of c.12,500 with a wealthy and substantial catchment of over 80,000 from the surrounding rural hinterland. Major local employers include LCC Group, Karro Food Group, McAleer & Rushe, Dale Farm and CDE Global.

The units are prominently situated on the Orritor Road located opposite the New Lidl (under construction) and adjacent M&S Food. Orritor Road is a busy thoroughfare located off leading from Main Street to the busy Orritor Road Retail Park whose tenants include M&S Food, The Range, Tesco, Next, B&M, New Look and Iceland.

DESCRIPTION

The subject is comprised of 2 no. commercial units with the 3rd unit already let to a gym. Unit 1 extends to c.9,600 sq.ft and may be capable of being split, whilst unit 2 extends to c.3,310 sq.ft. The units are finished to a good specification to include a combination of laminate, tile & carpet floor finishes, plastered & painted walls, suspended and ceilings and a variety of feature lighting. In addition the units benefit from WC's and staff accommodation. Externally the scheme has had new fencing erected and there ample on site parking provision.



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ACCOMMODATION (all areas are approximate)

The units provide the following approximate NIA:

Unit	Sq M ²	Sq Ft ²
Unit 1	890	9,600
Unit 2	308	3,310
Unit 3	LET	LET

LEASE DETAILS

Term: Negotiable.
Rent from : POA.
Repairs / Insurance: Effective Full Repairing & Insuring Terms.
Service Charge: Levied to cover upkeep & management of estate common areas.

RATES

(Rate in £ for 2025/26: £0.582224)

Unit 1: £17,900 NAV

Unit 2: £7,000 NAV

Estimated Rates payable:

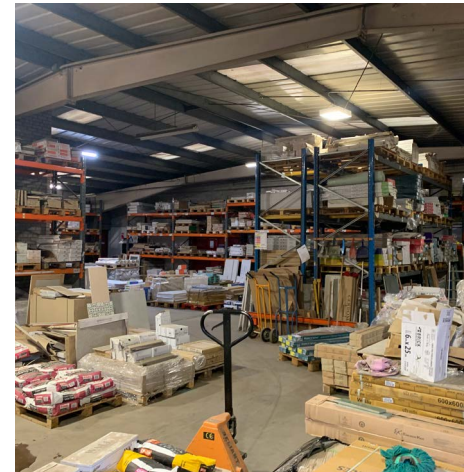
Unit 1: £10,422 p.a

Unit 2: £4,076 p.a

(The unit may benefit from a 20% rates reduction under the small business rates relief scheme; however occupiers should make their own enquiries in this regard)

VAT

All outgoings maybe subject to VAT at the prevailing rate.



Unit1



Unit 2



Unit1



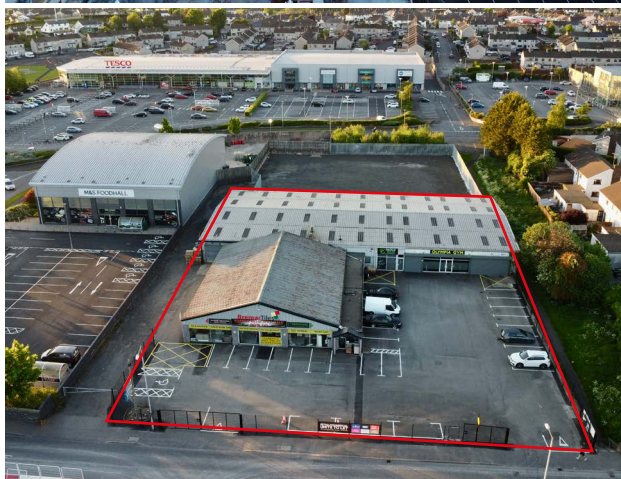
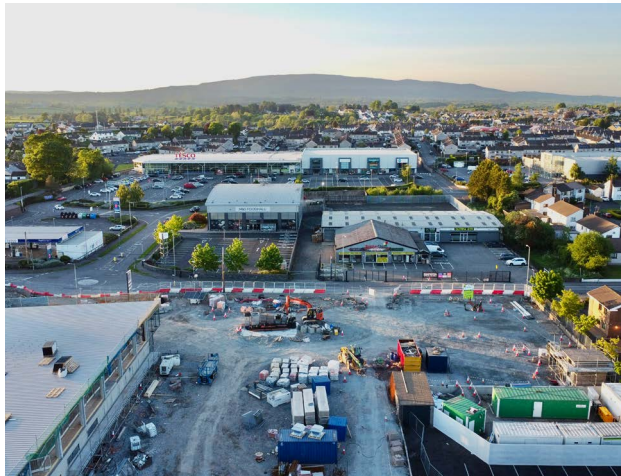
Unit 2

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Layout Plan

Not To Scale. For indicative purposes only.



FURTHER INFORMATION

For more information or to arrange a viewing please contact:



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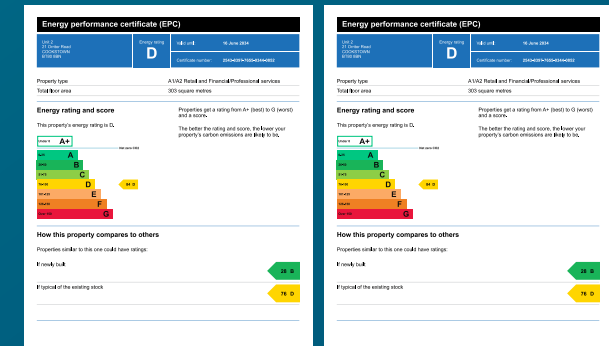
stanleybestestateagents.co.uk



Burns & Co Commercial
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EPCS



Unit 1

Unit 2

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