

TO LET

SUPERB SHOP WITH FIRST FLOOR STORAGE
C. 5,513 SQ FT



**47 JAMES STREET
COOKSTOWN**

**Campbell
Cairns**
Commercial

028 9024 9024

LOCATION

Cookstown is a provincial town in Northern Ireland approximately 45 miles southwest of Belfast via M1. James Street and William Street are regarded as the prime retail pitches within the town centre.

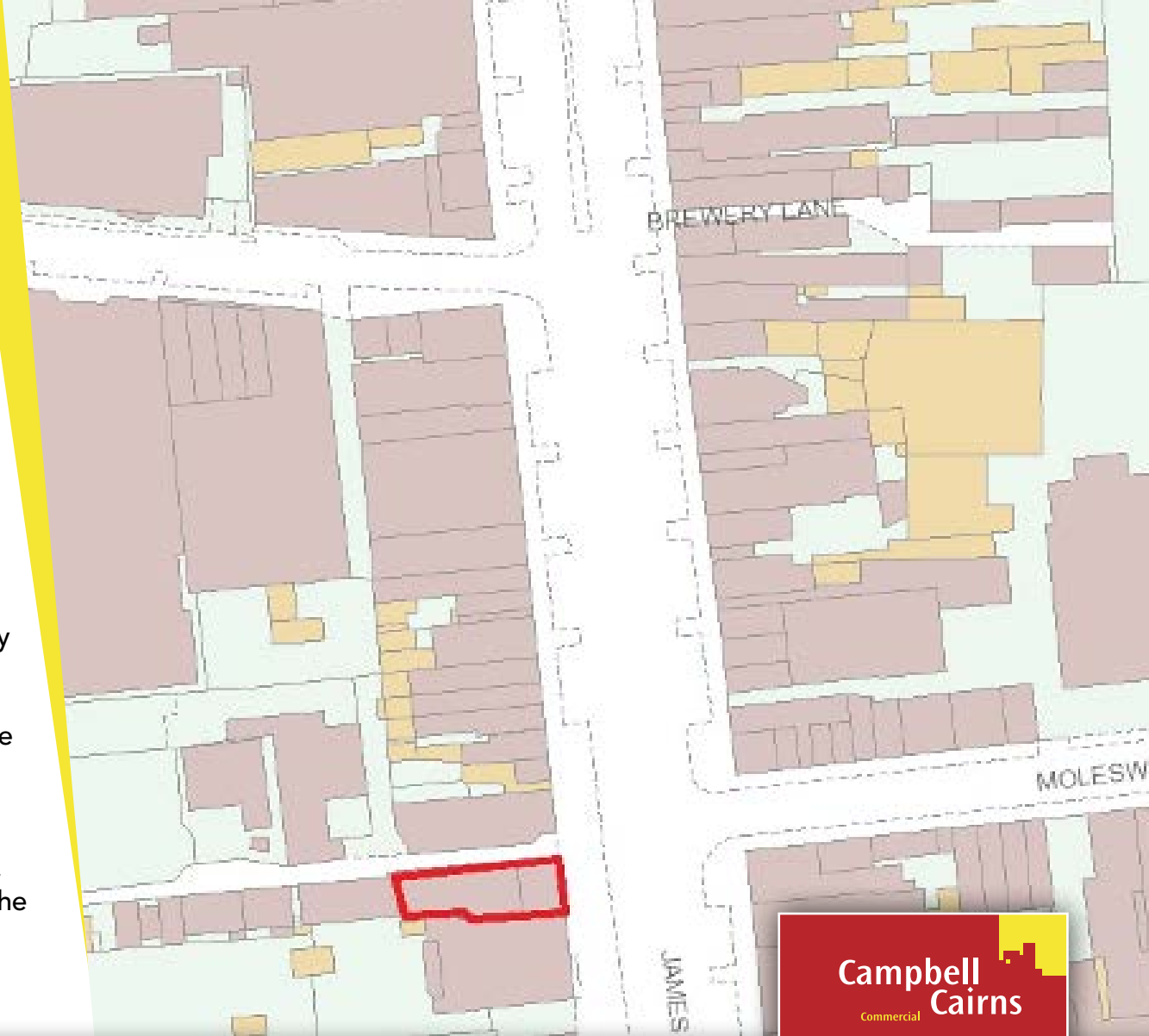
The subject property occupies a prominent position on James Street opposite the junction with Molesworth Street.

Nearby occupiers include Savers, Bank of Ireland, Poundland, Ground Coffee, Specsavers and Danske Bank.

DESCRIPTION

The subject premises comprises a three storey semi detached building on James Street in the town centre. Only part of the property is available to let by these marketing particulars, ground floor and part of the first floor which is accessed by way of an internal staircase from the rear of the retail unit.

The ground floor is fitted to include suspended ceilings with recessed lighting and air conditioning, floor coverings, plastered and painted walls and electric roller shutters on the front door and windows.



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ACCOMMODATION

Ground Floor	3,556 sq ft	330.35 sq m
First Floor	1,957 sq ft	181.81 sq m
Total Area	5,513 sq ft	512.16 sq m

NAV

We have been advised by Land and Property Services that the NAV of the unit is £32,000. Rate poundage 2020/21 is £0.513749 giving an annual rates bill of approximately £16440.

LEASE DETAILS

Term – 20 years expiring 30 April 2025

Rent – £47,500 per annum exclusive

Repair – Full repairing and insuring by way of service charge recovery.

Sublease may be available

EPC D97

VIEWING

Strictly by appointment through Campbell Cairns

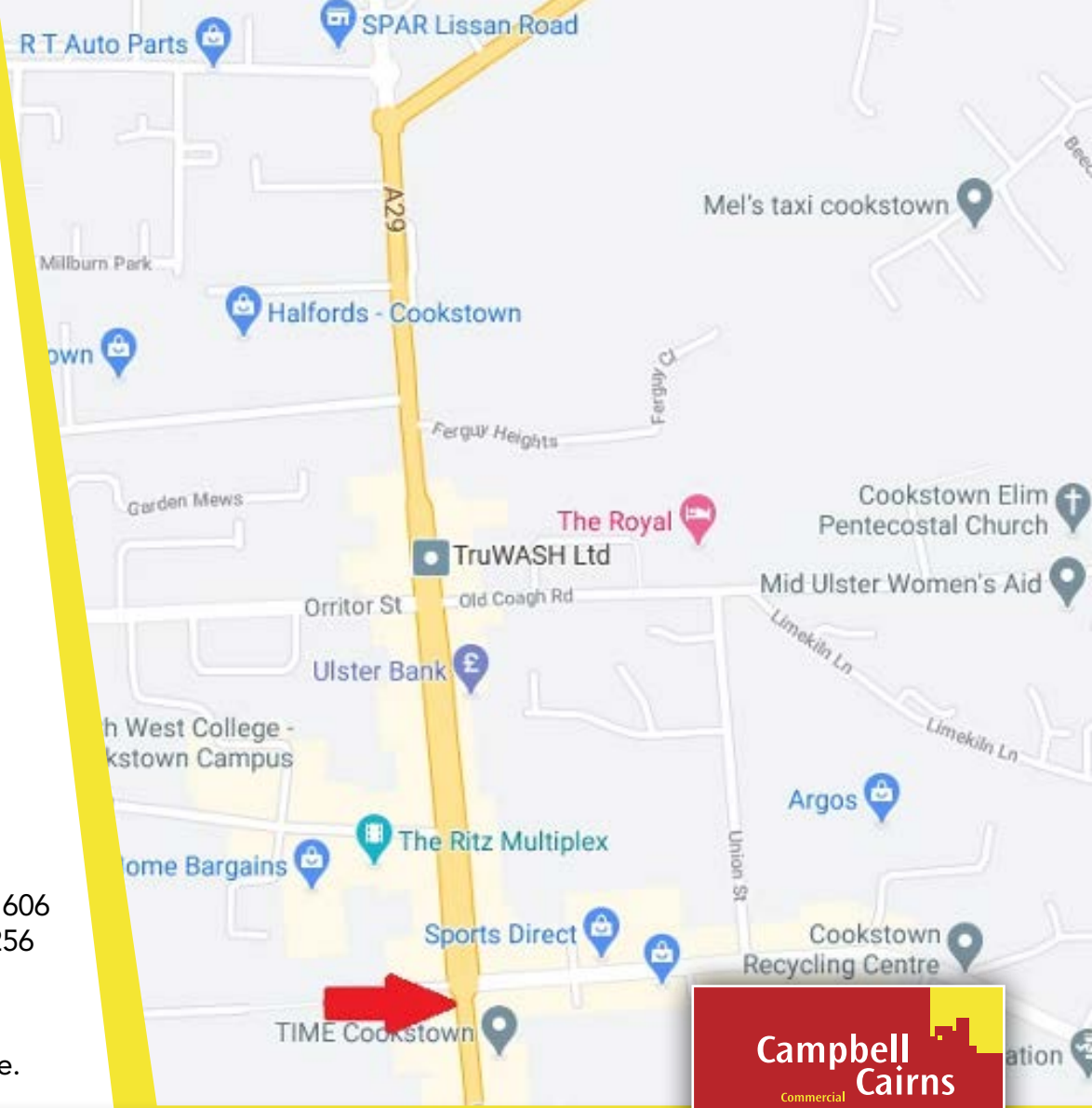
Contact **Aine Lavery** - aine@campbellcairns.com Mobile 07739 808 606

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VAT

Prices, outgoings and rent do not include VAT which may be chargeable.

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