

FOR SALE

UNIT 1, STATION SQUARE RETAIL PARK, COOKSTOWN, BT80 8PA

CBRE NI

PART OF THE AFFILIATE NETWORK

Lambert
Smith
Hampton



FORMER SUPERMARKET PREMISES

13,423 sq ft (1,247 sq m)

Key Benefits

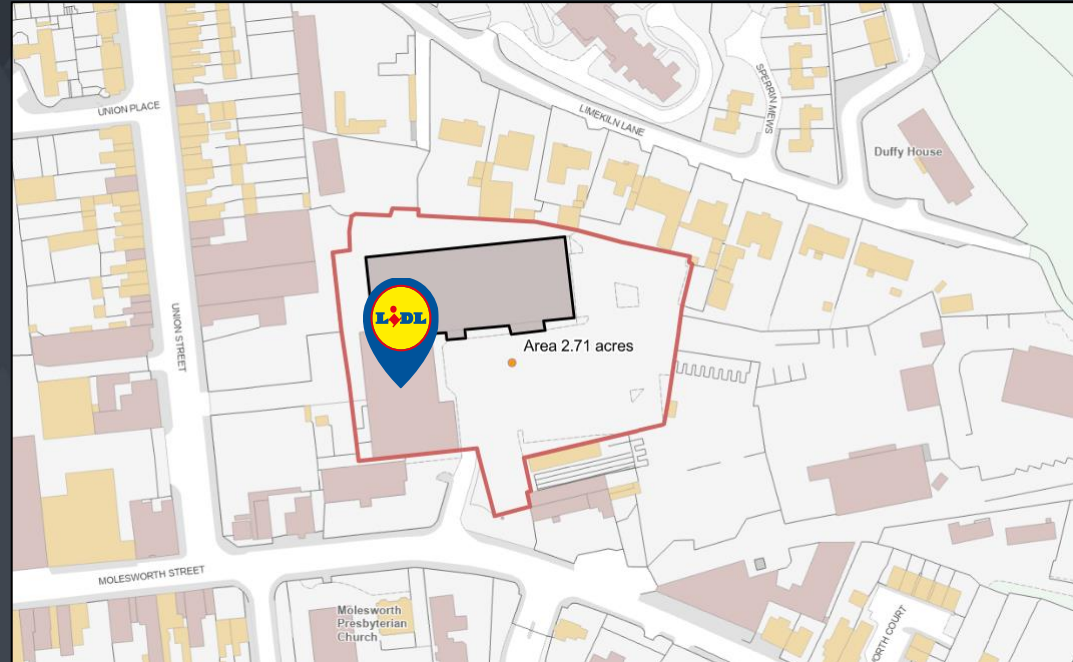
- Prime location
- On site Car Parking (221 total spaces with 76 demised to the subject store)
- Suitable for various uses (subject to planning)
- Sold with the benefit of vacant possession

Location

Cookstown is a large town in Mid Ulster with a population of approximately 12,500. It is located approximately 45 miles west of Belfast and 50 miles southeast of Derry/Londonderry. The subject property is located in Station Square Retail Park on Molesworth Street with neighbouring retailers such as Argos and Harry Corry.

Description

The premises comprise a c.13,423 sq ft modern purpose-built store on a c.2.71 acre site benefitting from c.221 car parking spaces. 76 of these spaces are demised to the subject store. The property is currently fitted out as a supermarket however is suitable for a variety of uses, subject to any necessary planning consent.



Accommodation

Total	13,423 Sq. ft	1,247 Sq. M
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Sale Details

Offers in excess of £600,000 (Six Hundred Thousand Pounds).

VAT

All prices, charges and outgoings are quoted exclusive of but may be liable to Value Added Tax at the prevailing rate.

Restriction

Not to use or permit or authorise the Property or any part thereof to be used for the Restricted Use (as defined below).

1. As a food supermarket, a discount food supermarket, discounted food retailer/supermarket or similar retailer with a gross internal area of more than 3,000 sq. ft; and/or
2. As an off licence pursuant to Article 5(1)(a) and/or Article 5(1)(b) of the Licensing (Northern Ireland) Order 1996 of any size for the sale of intoxicating liquor.

Rates Payable

We have been advised by Land and Property Services that the rateable value is £124,000. The rate poundage for 2025/2026 is £0.582224. therefore, the rates payable for the current year are £72,195.78



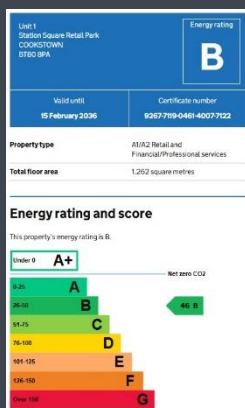
AML

CBRE NI and LSH are required to obtain evidence of the identity and proof of address of potential purchasers as part of mandatory anti-money laundering checks.

Information & Contact

EPC

The building has been rated as B-46 under EPC regulations. A copy of the EPC Certificate is available below and can be made available on request.



These particulars are issued by CBRE on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, CBRE for themselves and for the vendor/lessor whose agents they are, give notice that:- (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) neither CBRE, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. Note: All plans and photographs are for identification purposes only. Subject to contract. Feb 2021.

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