

With Hot
Food Consent



To Let

Retail Premises

Unit 3 -87/89 Westland Road South, Cookstown, BT80 8QU

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PROPERTY SUMMARY

- Excellent ground floor retail unit with Hot Food consent
- Close proximity to town centre
- Unit extends to approximately 857 sq.ft.
- On-site car parking at the front of the unit
- The premises benefit from Hot Food Consent
- Guide Rent £10,000 p.a exclusive

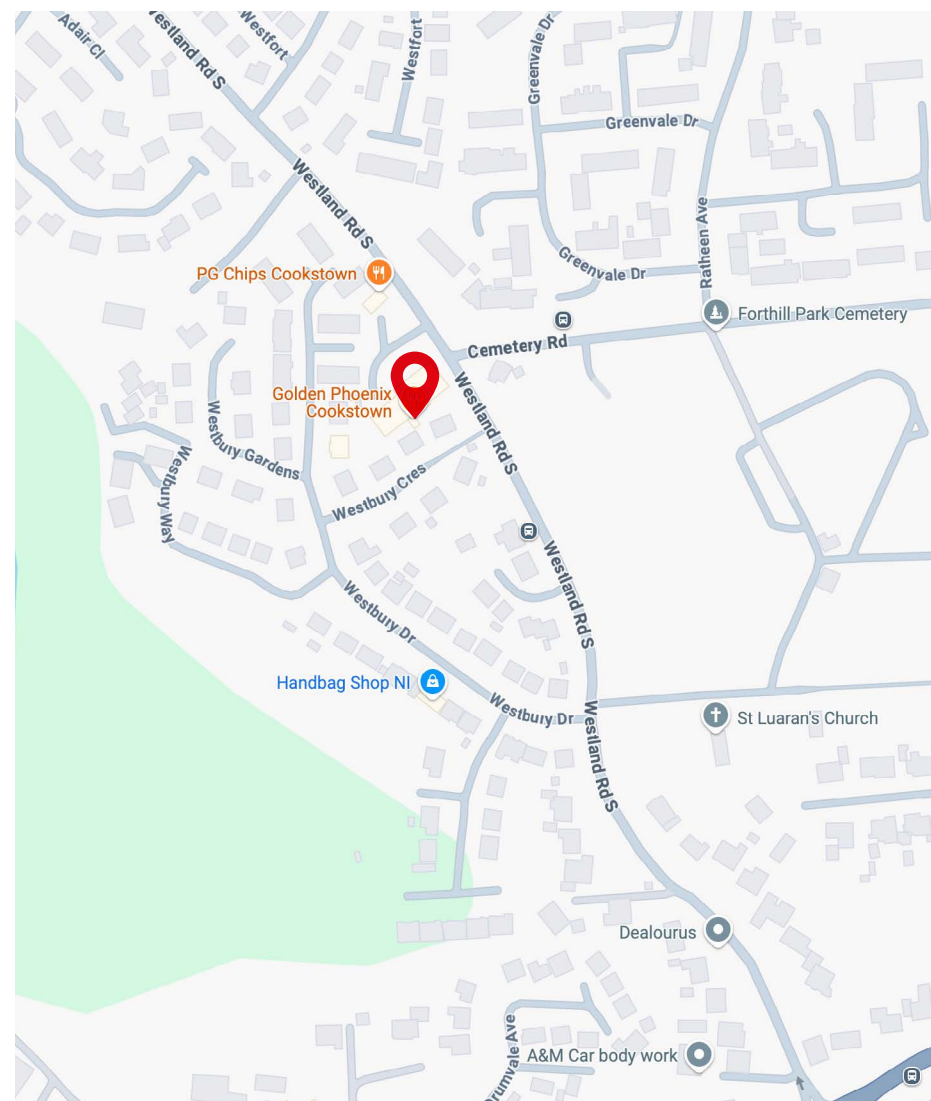
LOCATION

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 premises are located on Westland Road, within a neighbourhood retail scheme which is anchored by Spar with other occupiers including The Golden Phoenix Chinese & PG Chips.

DESCRIPTION

The subject premises comprises a ground floor retail unit which is finished to a high standard throughout, to include: a glazed aluminium shop front, electric roller shutter, vinyl covered floor and part slatwall panelled walls. The property also benefits from a suspended ceiling, spot lighting units, air con ventilation / heating systems, disabled W/C and fitted kitchenette. There is ample parking available on site.



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ACCOMMODATION (all areas are approximate)

The measurements provide the following approximate NIA:

Description	Sq M ²	Sq Ft ²
Ground Floor	79.62	857

LEASE DETAILS

Term: Negotiable
Rent: £10,000 per annum
Repairs/insurance: Full repairing and insurance terms.

RATES

(Rate in £ for 2025/26: £0.582224)
NAV: £13,000
Estimated Rates payable: £7,569 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)

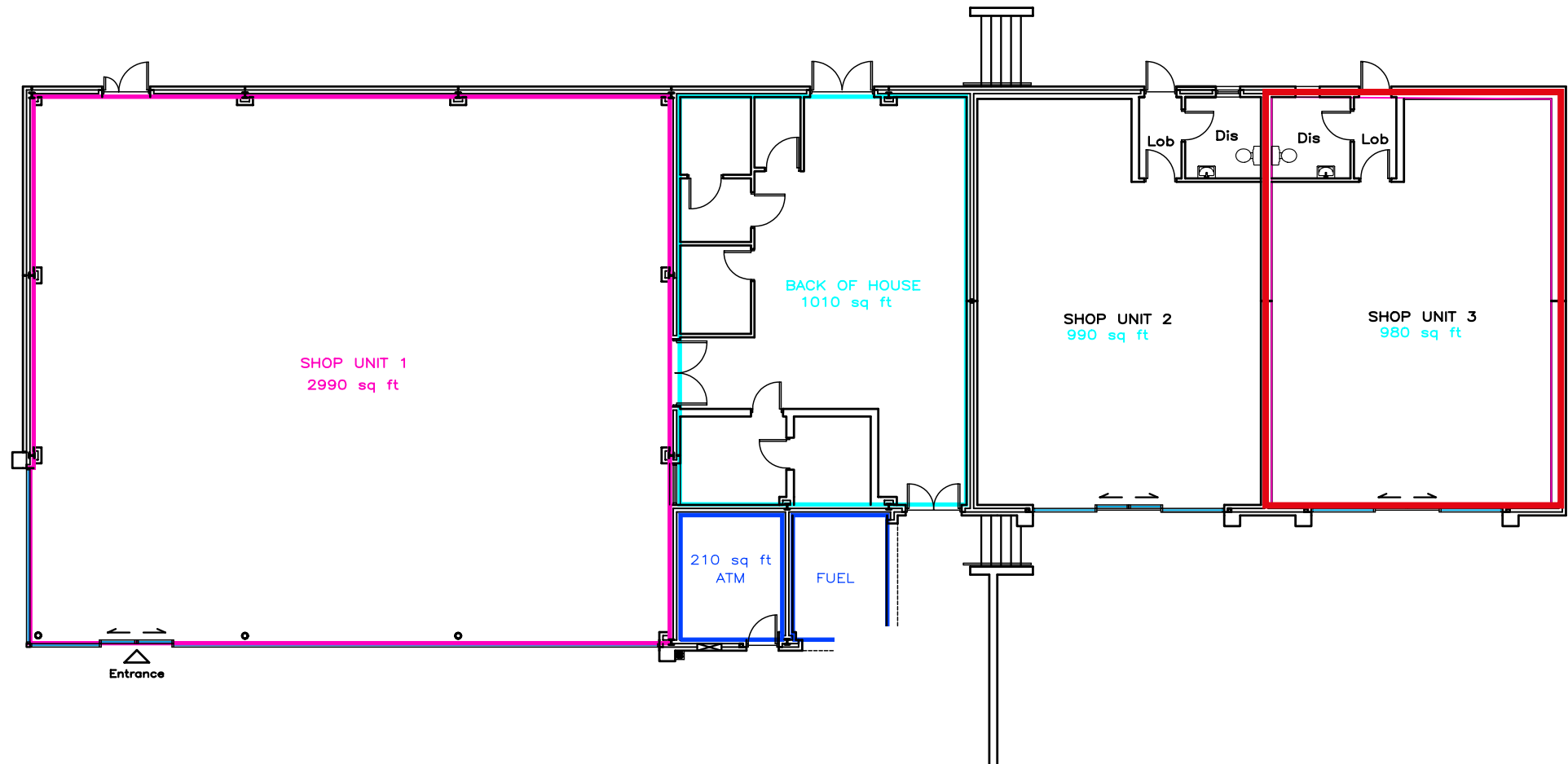
VAT

The property may be subject to VAT at the prevailing rate.



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Ground Floor 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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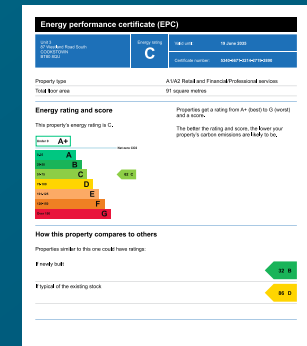
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