

Coffee Shop / Café Planning Consent Granted



To Let

2 - 4 James Street, Cookstown BT80 8LW

Prime Café / Coffee Shop Unit Opportunity

BEACON
PROPERTY

Location

Cookstown is a major provincial town located in the centre of Northern Ireland approx. just 10 miles north of Dungannon, 25 miles east of Omagh and 45 miles West of Belfast. Cookstown has a district population of approximately 37,013 persons according to the 2011 Census.

James Street is the prime retail high street pitch in Cookstown benefiting from high levels of pedestrian footfall and vehicular traffic flow.

The subject property occupies a commanding stand on the prime retail pitch making it highly visible and prominent in amongst both local and national occupiers.

Neighbouring occupiers include DV8, 02, CEX, Specsavers, Allens Pharmacy, McLaughlin's Bakery, Hays Travel, Boots, Santander etc.

Description

The subject property benefits from the partial fit-out of the previous banking operator which includes suspended ceiling and carpet flooring.

Internally the ground floor is predominantly open plan with internal staircase access to the first and second floor which served as staff and admin areas previously.

It is envisaged an incoming tenant will re-fit the space to suit their needs and branding image.

Accommodation

The property provides the following approximate areas:

Description	Sq. ft	Sq. m
Ground Floor	1,775	165
First Floor	360	33
Second Floor	727	68
Total:	2,862	266

Lease Details

Term: 15 year lease with upward only rent review every 5 years

Rent: £42,500 per annum exclusive

Repairs: Full repairing

Building Insurance: The tenant is to reimburse the landlord in relation to the building insurance premium.

Deposit: A deposit and/or guarantor may be required. Please speak with the agent for further details.

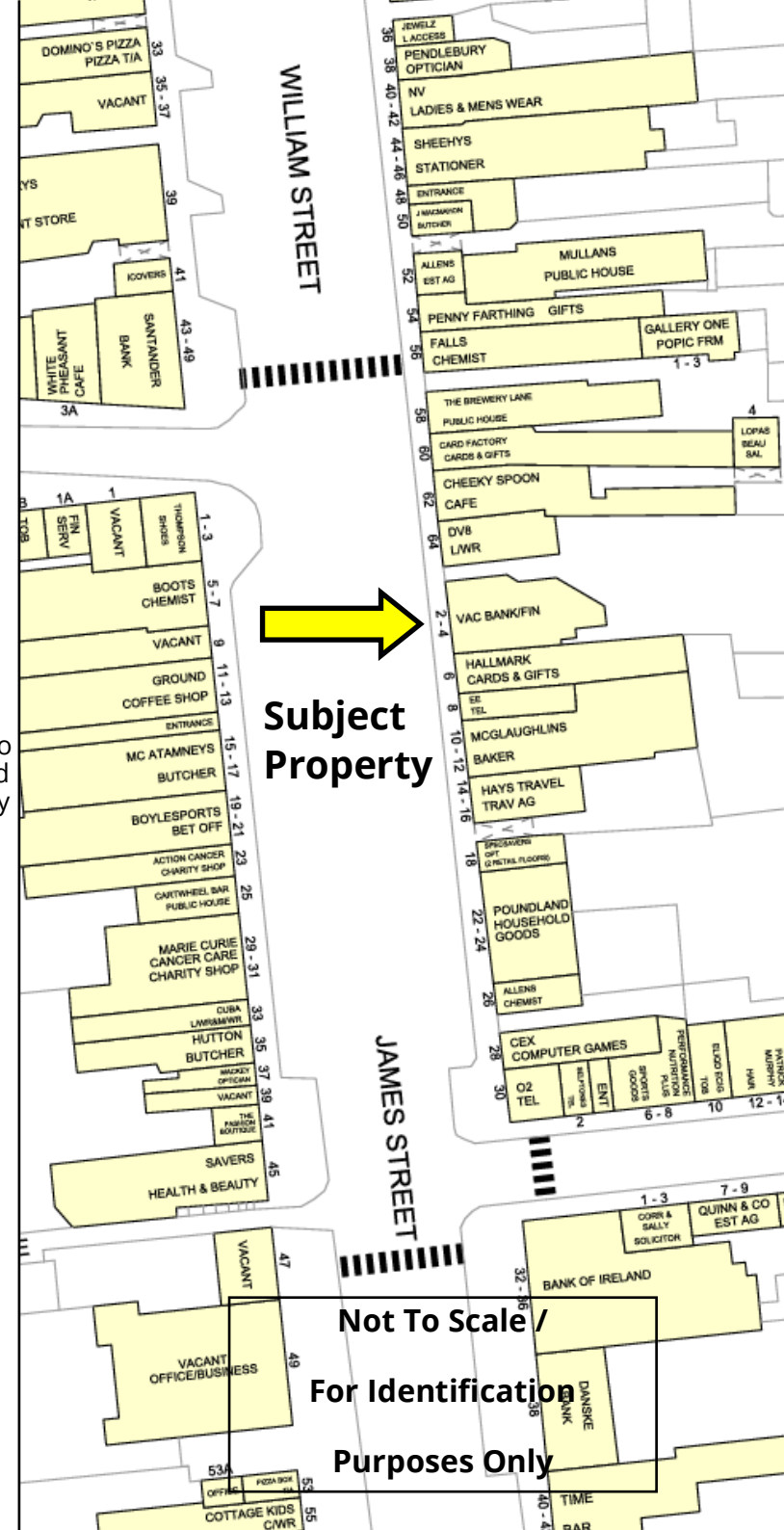
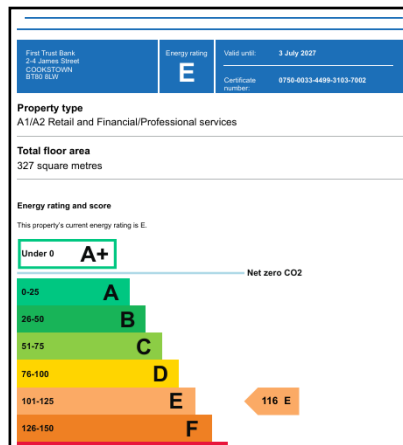
NAV

NAV: £19,400
 Rate in £ 2025 / 26 £0.582224
 Rates Payable (Approx) £11,29 5per annum

*Please note the subject property may be entitled to qualify for rates relief. Interested parties should make their own enquiries as to what rate relief may be possible.

VAT

We understand the property has not been VAT elected and so VAT will not be chargeable on the rent.



Subject Property

**Not To Scale /
 For Identification
 Purposes Only**

