

RETAIL UNIT - TO LET

31 WILLIAM STREET
COOKSTOWN
BT80 8AX



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RETAIL UNIT – TO LET

31 WILLIAM STREET, COOKSTOWN



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KEY BENEFITS

- Prominent location.
- Unit to be fully refurbished.
- On street car parking to front of unit.
- 3,998 sq. ft unit.

LOCATION

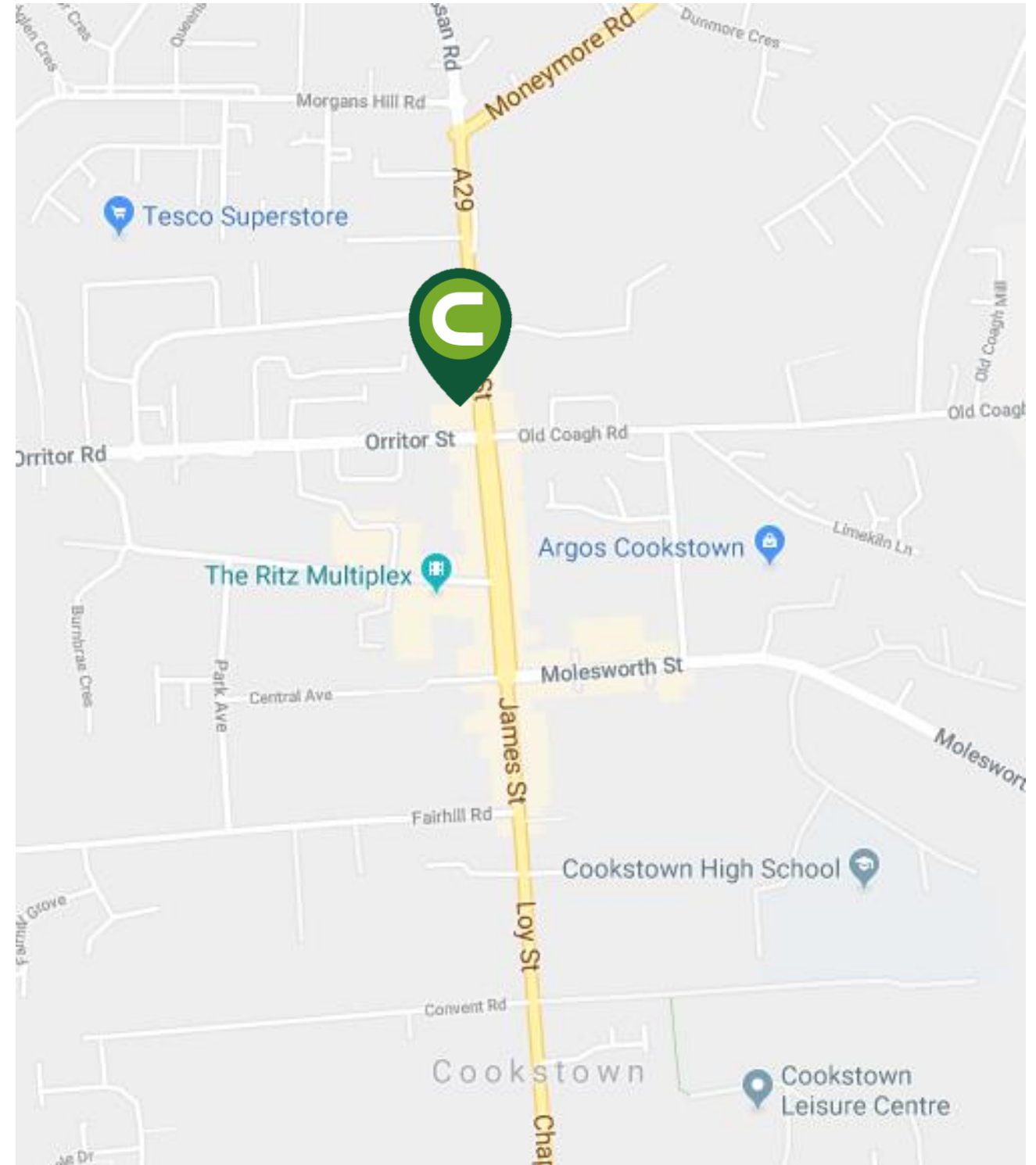
The premises occupy a prominent position on William street, Cookstown. Cookstown is considered one of the strongest retail locations in Mid-Ulster, with an abundance of high street brands including M&S, Menarays, Sports Direct, CEX, and Poundland. The Properties are surrounded by numerous cafés and restaurants including Dominos, Ground Coffee and Subway.

DESCRIPTION

The subject premises comprise a modern retail unit with large storage areas on first floor. Internally the unit comprises tiled flooring, suspended ceiling and plastered walls. The unit is suitable for a range of possible uses, subject to planning. The unit benefits from on public street parking. The unit will undergo a significant refurbishment prior to any new tenant taking occupation.

RATEABLE VALUE

We are advised by Land and Property Services that the estimated Rateable Value is £21,900. The rate in £ for 2018/19 is 0.576471 therefore the estimated rates payable for 2018/19 is £12,624.71.



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VAT

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

TENURE

Term	Negotiable
Rent	£30,000 per annum, exclusive
Repairs / Insurance	Full repairing and insuring lease terms
Service Charge	A service charge will be levied to cover the cost of exterior repairs, maintenance, security and management.

EPC

The unit has been rated as D – 81 under EPC regulations.

A copy of the EPC Certificate is shown adjacent and a full copy can be made available on request.



CONTACT US

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Ground Floor				
Ground Floor	1,956	Sq ft	182	Sq m
First Floor	2,042	Sq ft	190	Sq m
Total	3,998	Sq ft	372	Sq m

Energy Performance Certificate Northern Ireland
Non-Domestic Building

31 William Street
COOKSTOWN
BT8 8AX

Certificate Reference Number:
9656-3098-0462-0900-3691

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at www.finance-ni.gov.uk.

Energy Performance Asset Rating

More energy efficient

A+ (0-25)

A (26-50)

B (51-75)

C (76-100)

D (101-125)

E (126-150)

F (151-175)

G (176-200)

Less energy efficient

81 This is how energy efficient the building is.

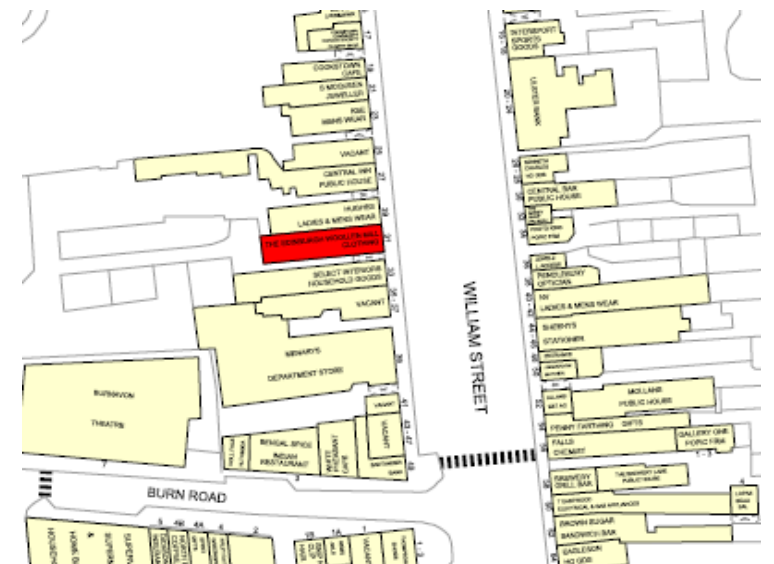
Net zero CO₂ emissions

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 399
Building complexity (NDS level): 3
Building emission rate (kgCO₂/m² per year): 60.16
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have rating as follows:
2.8 if newly built
7.6 if typical of the existing stock



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