

TO LET

PRIME RETAIL UNITS

SWEEP ROAD RETAIL PARK, COOKSTOWN



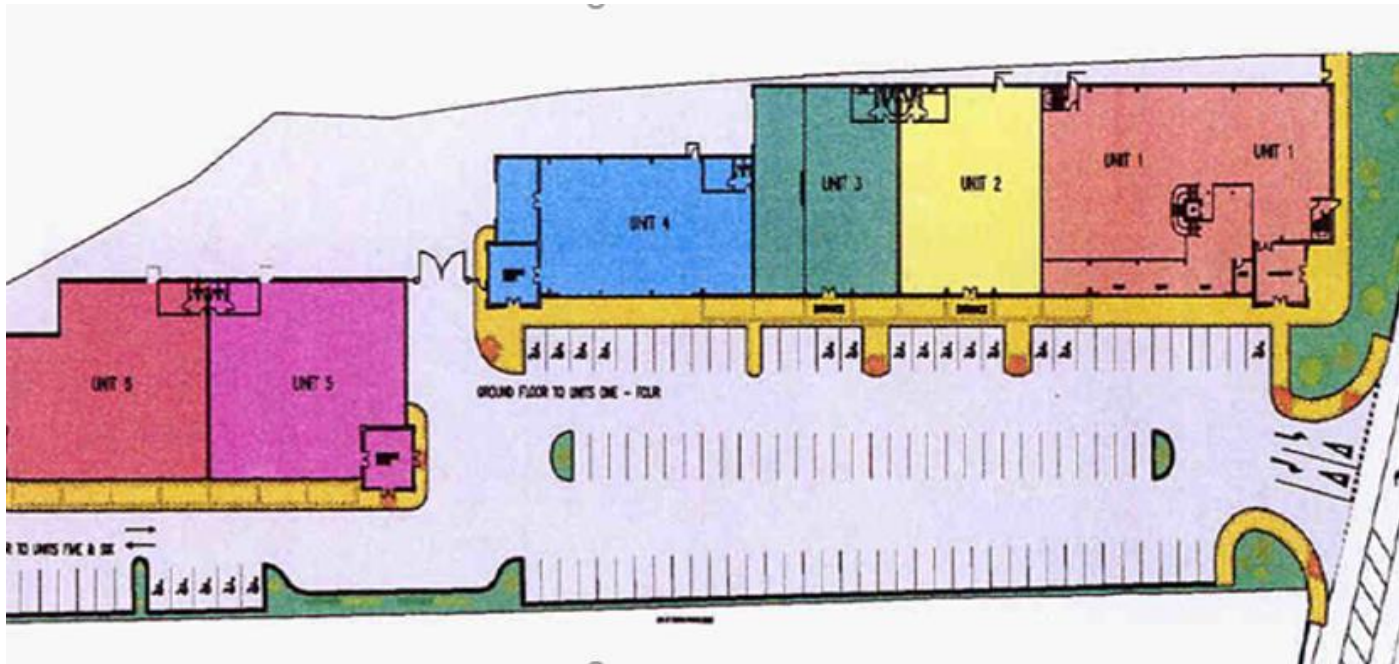
- Sweep Road sits in close proximity to the junction with Killymoon Street, and adjacent to Asda Superstore and McDonalds Drive Thru
- Current occupiers include Turkington's Home Furnishings
- Units can be merged to suit size requirements
- Parking provision for approximately 141 cars

SAVILLS NORTHERN IRELAND
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Location

Cookstown is a provincial town within Northern Ireland and is situated approximately 45 miles (72km) south west of Belfast. Accessed via the M1 motorway and A29, the town is well situated to service the south of the province and sits close to other provincial towns, including Dungannon and Magherafelt. The town attracted major investment over recent years, creating a successful town centre and local business community. The park is within easy access of major public transport hubs and the provinces motorway network.

Description

The scheme comprise of 6 self-contained retail warehouse units totalling approx. 41,000 sq ft (3,809 sq m) of floor space. Anchored by long established and renowned local business, Turkington's Home furnishings.

Accommodation Schedule

Unit	Sq ft	Sq m
5B	6,000	557

Lease Details

Rent	£8.15 per sq ft
Term	Flexible Lease Terms
Service Charge	A service charge will be levied to cover the landlord's expenditure in connection with the maintenance, repair and general running of the scheme
Insurance	The tenant will be responsible for reimbursing the landlord with a fair proportion of the insurance premium

Rates Assessment

Unit	NAV	Rates Payable
5B	£17,000	£10,786

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax

EPC

Available Upon Request

Contact

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Important Notice

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