



For Sale/To Let

Commercial Building 2,862 sq ft

2/4 James Street, Cookstown, Co. Tyrone, BT80 8LW

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PROPERTY SUMMARY

- The building has three floors comprising 2,862 sq. ft.
- Prime Retail Position within Cookstown Town Centre.
- Suitable for a range of commercial uses.

LOCATION

Cookstown is located at the heart of Mid Ulster, just 10 miles north of Dungannon, 25 miles east of Omagh and 45 miles west of Belfast. 2-4 James Street is found along the prime retail pitch which has very few vacant retail units, highlighting the town's strength.

DESCRIPTION

The property will be handed over in a semi-fitted condition, including suspended ceilings and carpets. The ground floor consists of a spacious former banking hall and the upper floors of office space, storage, toilets and kitchen. The property benefits from extensive frontage on to the main retail street.

NEARBY RETAILERS

Santander, Bank of Ireland, Bob and Bert's, Ground Coffee, Boots, DV8, Poundland, Poundstretcher, Cex, Menary's, Dominos, Specsavers, and numerous other independent retailers, chemists, cafes and bars.

ACCOMODATION

Description	Sq Ft	Sq M
Ground Floor	1,775	165
First Floor	360	33
Second Floor	727	68
Total	2,862	266



RATEABLE VALUE

We are advised by Land and Property Services that the current NAV is £19,400 for this unit in 2024/2025. Estimated Non-Domestic Rates Bill is £10,857.25.

PRICE/RENT

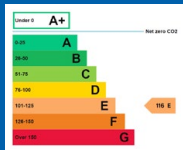
Price Sale - offers over £275,000 (Two Hundred and Seventy Five Thousand Pounds)

Rent on Application.

VAT

All prices, rentals and outgoings are quoted net of VAT which may be chargeable.

EPC



FURTHER INFORMATION

For more information please contact:



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