

TO LET

Orritor Road Retail Park, Cookstown



North Elevation

New Build Retail Unit (suitable for restaurant/coffee shop use)

Property Highlights

- Prominent edge of town centre location
- Close to Tesco, Next, New Look, Homebase, B&M Bargains, Halfords and Iceland
- Catchment population of 90,000 people
- Strong trading town with an attractive blend of local and national retailers

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Location

Cookstown is a prosperous market town and is located in the centre of Northern Ireland approximately 50 miles west of Belfast, 40 miles south east of Londonderry and 30 miles east of Omagh. The town provides the principal shopping facilities for the mid Ulster area and has a population of approximately 35,000 people with a further catchment of over 90,000 people.

Orritor Road Retail Park is situated in a prominent edge of town centre location and provides the town's major retail facilities. Key retailers in the scheme include Tesco, Marks and Spencer, Next, New Look, Homebase, B&M Bargains, Halfords and Iceland.

Orritor Road Retail Park with M&S, Tesco and Iceland is the centre for food retailing in the district.

Other well known retailers located close by include Boots, Clintons, Poundland, Thomas Cook, Sports Direct, Home Bargains and Edinburgh Woollen Mill.

Lease Details

Term	10 year lease.
Rent	£40,000 pax, subject to contract.
Repairs	Full repairing and insuring terms.

Availability

By arrangement.

NAV

To be assessed. Rate in £ 2018/2019 for Cookstown being 0.576471.

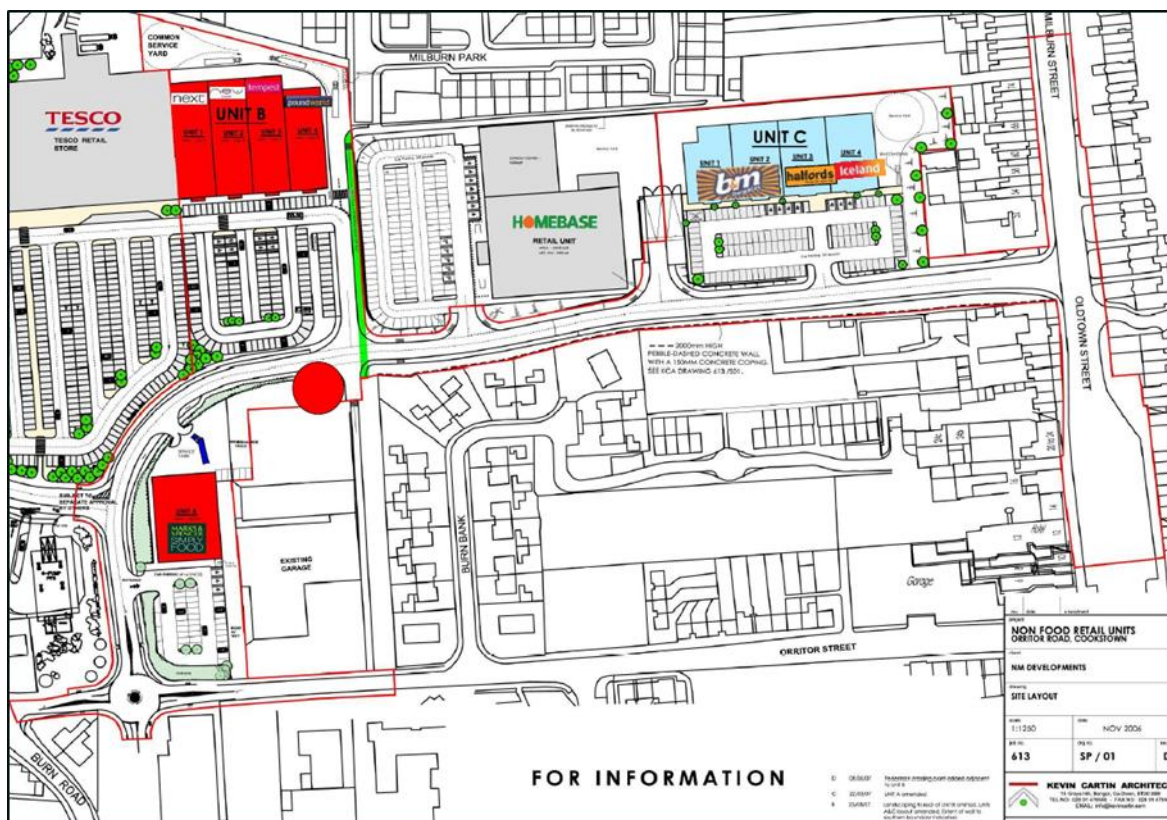
VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.

Description

The subject unit will occupy a prominent position within the scheme and will provide the following approximate Gross Internal Area.

Description	Sq Ft	Sq M
Ground Floor	2,077	193



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