



**TO LET**

New Build Showroom / Trade Counter Unit Suitable for Division

**135 Dungannon Road, Cookstown, BT80 8BD**



# LOCATION

The property is centrally located within Mid Ulster, between Dungannon and Cookstown with excellent frontage onto the A29, one of the four link corridors within NI. The A29 is a busy route which runs through the centre of the province connecting Newry with Coleraine. Without doubt one of the most prominent sites available at this time in Mid Ulster, that has huge road frontage and highly visible roadside presence, on this central arterial route.

There are a number of commercial occupiers on Cookstown Road including, The Garden Corner, McQuaid Engineering, KDM Plant and Machinery Hire and Flame NI Stove & Fireplace Essentials.

Kelso Car Sales, a prestige used car dealership, is located within the same site. The new development will have an enclosed site with dedicated parking facilities and access off Cookstown Road.

# DESCRIPTION

The units will be constructed to a developer's shell specification ready for tenant's fit out. The unit can be adapted to meet tenant requirements including potential for load bearing mezzanine floor or subdivision for multiple units.

Suitable for a variety of different uses, including showroom or trade counter, subject to gaining any necessary planning consents. Permission was granted in February 2017, planning reference: LA09/2017/0222/O. There are no user restrictions within the current planning consent.

The unit is expected to be ready for occupation towards the end of 2023.

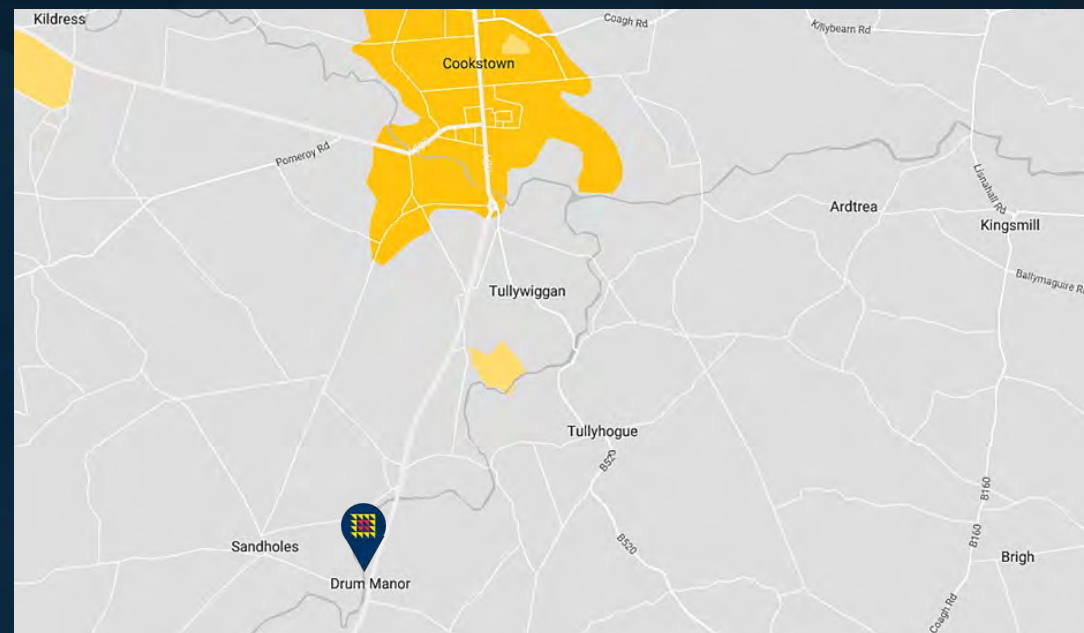
# ACCOMMODATION

Description	Area sq m	Area sq ft
SHOWROOM / TRADE COUNTER UNITS	C. 213–1,526 sq m	C. 2,292 to 16,424 sq ft

## Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKI. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF C4574



C. 3½ MILES

TO  
COOKSTOWN

C. 6 MILES

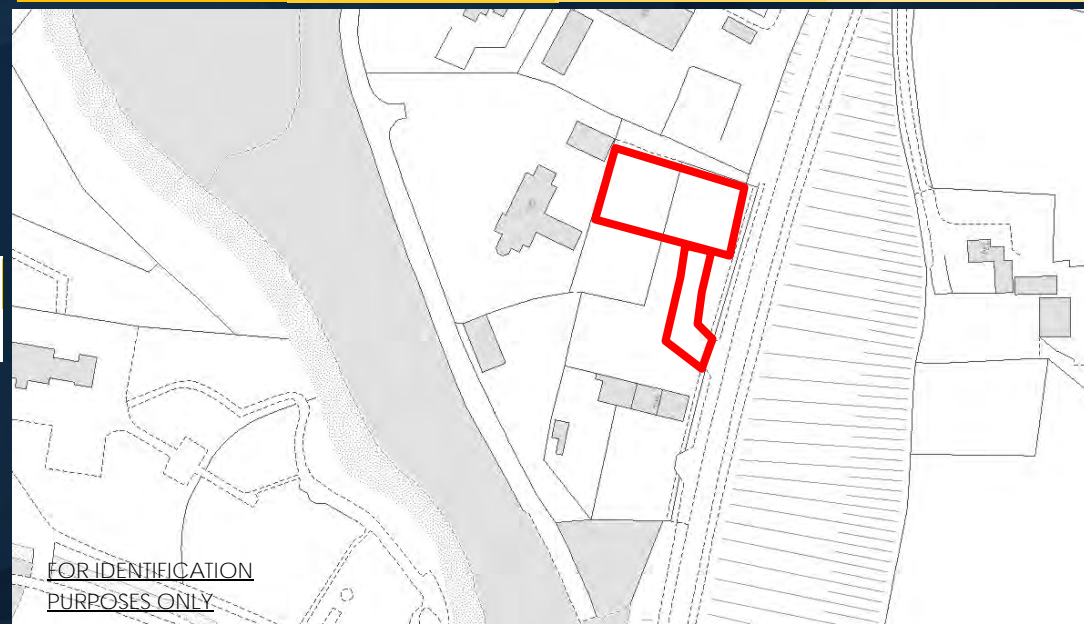
TO  
DUNGANNON

C. 44 MILES

TO  
DERRY/L'DERRY

C. 45 MILES

TO  
BELFAST



# LEASE DETAILS

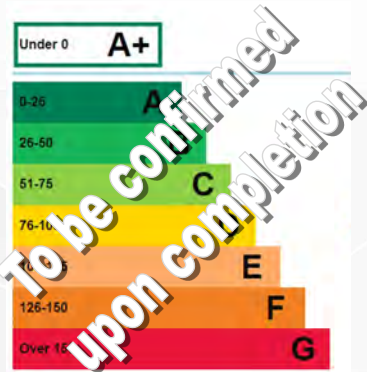
RENT:	Price on Application
TERM:	Negotiable from 5 years
REPAIRS/INSURANCE:	Effective full repairing and insuring lease
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT.

# RATES

Rates will be assessed upon completion.

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.

# EPC CERTIFICATE



# CONTACT DETAILS

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