FOR SALE

UNIT 1, STATION SQUARE RETAIL PARK, COOKSTOWN, BT80 8PA

CBRE NI
PART OF THE AFFILIATE NETWORK

Lambert Smith Hampton

FORMER SUPERMARKET PREMISES

13,423 sq ft (1,247 sq m)

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Key Benefits

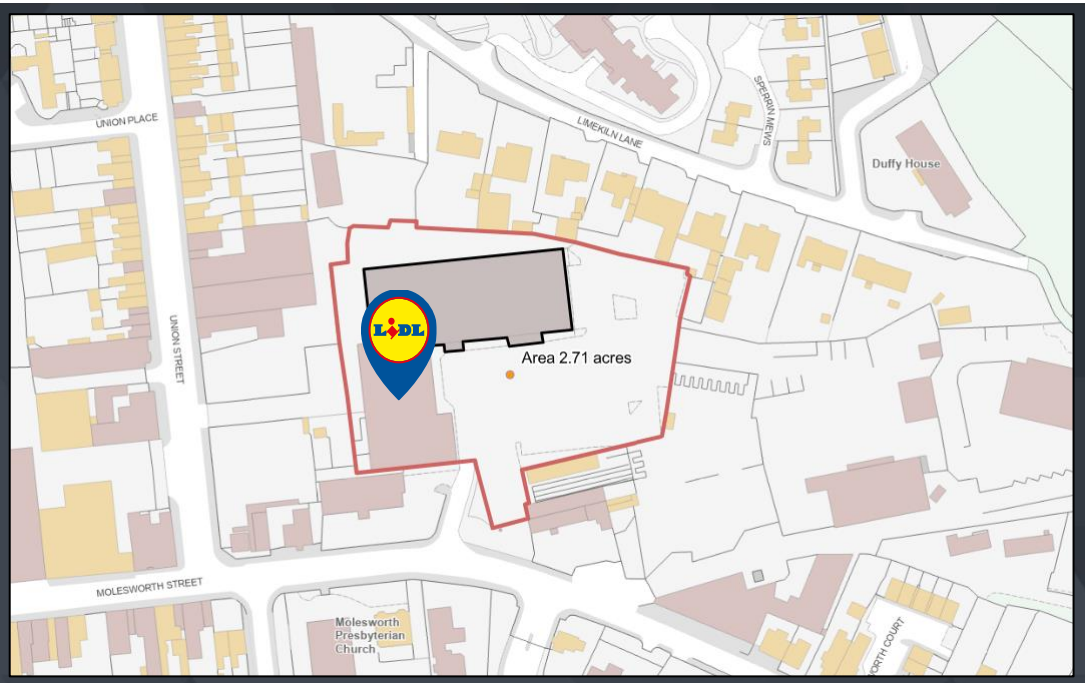
- Prime location
- On site Car Parking (221 total spaces with 76 demised to the subject store)
- Suitable for various uses (subject to planning)
- Sold with the benefit of vacant possession

Location

Cookstown is a large town in Mid Ulster with a population of approximately 12,500. it is located approximately 45 miles west of Belfast and 50 miles southeast of Derry/Londonderry. The subject property is located in Station Square Retail Park on Molesworth Street with neighbouring retailers such as Argos and Harry Corry.

Description

The premises comprise a c.13,423 sq ft modern purpose-built store on a c.2.71 acre site benefitting from c.221 car parking spaces. 76 of these spaces are demised to the subject store. The property is currently fitted out as a supermarket however is suitable for a variety of uses, subject to any necessary planning consent.



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Accommodation

Total	**13,423 Sq. ft**	**1,247 Sq. M**

Sale Details

Offers in excess of £600,000 (Six Hundred Thousand Pounds).

VAT

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

Restriction

Not to use or permit or authorise the Property or any part thereof to be used for the Restricted Use (as defined below).

1. As a food supermarket, a discount food supermarket, discounted food retailer/supermarket or similar retailer with a gross internal area of more than 3,000 sq. ft; and/or

2. As an off licence pursuant to Article 5(1)(a) and/or Article 5(1)(b) of the Licensing (Northern Ireland) Order 1996 of any size for the sale of intoxicating liquor.

Rates Payable

We have been advised by Land and Property Services that the rateable value is £124,000. The rate poundage for 2025/2026 is £0.582224. therefore, the rates payable for the current year are £72,195.78

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AML

CBRE NI and LSH are required to obtain evidence of the identity and proof of address of potential purchasers as part of mandatory anti-money laundering checks.

Information & Contact

EPC

The building has been rated as B-46 under EPC regulations. A copy of the EPC Certificate is available below and can be made available on request.

Unit 1
Station Square Retail Park
COOKSTOWN
BT80 8PA

Energy rating
B

Valid until
15 February 2036

Certificate number
9267-7119-0461-4007-7122

Property type
A1/A2 Retail and Financial/Professional services

Total floor area
1,262 square metres

Energy rating and score

This property's energy rating is B.

Under 0 A+
Net zero CO2
0-25 A
26-50 B
51-75 C
76-100 D
101-125 E
126-150 F
Over 150 G
46 B

Contact

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