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TO LET

Unit 8, Diamond Shopping Centre, Magherafelt, BT45 6EE

Excellent Convenience Retailing Opportunity

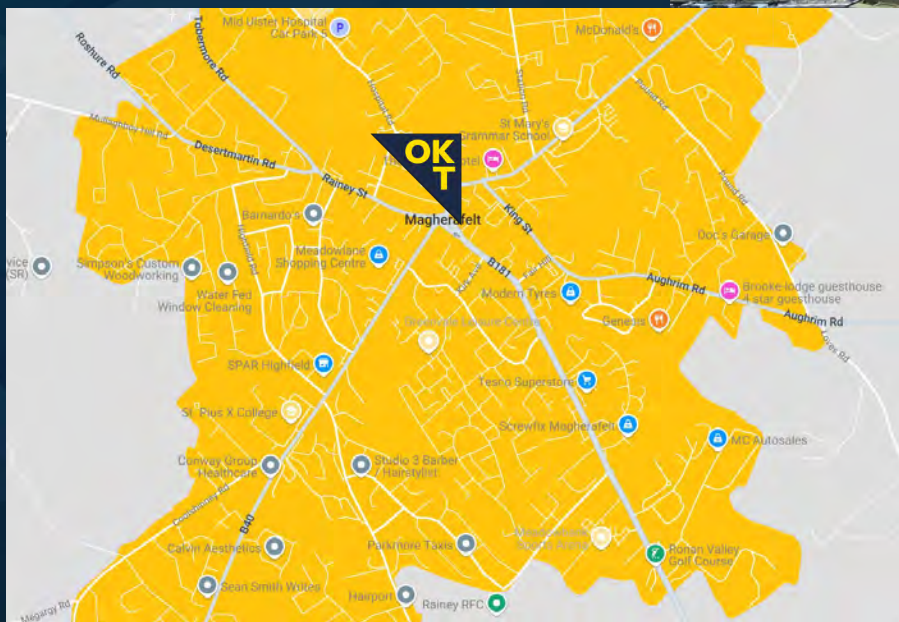
LOCATION

Magherafelt is a key regional economic and retail hub located within the heart of Mid Ulster. It is situated approximately 10 miles from the larger settlement of Cookstown and just off the main commuter route connecting Belfast to Derry City.

The subject is located within the Diamond Shopping Centre complex which includes occupiers such as Trim Tone & Tan, RH Laser Clinic, ASM Accountants, The Gentle Touch Dental Clinic, Barbers of BT45, The Medical Centre, NI Hospice & Bienvenidos Café and Restaurant.

The complex benefits from a high profile location on Market Street overlooking Magherafelt town centre.

Neighbouring occupiers include a range of national and independent retailers to include Gordons Chemist, Savers, B&M Bargains, Cuddy's Department Store, Mary's Bar, Slims Kitchen and Specsavers.



DESCRIPTION

The opportunity is ideally suited to convenience retailing presenting a modern fitted out unit to include tiled floors, suspended ceilings and air conditioning units.

The property benefits from approximately 12 metres of frontage onto Market Street the town centre, with customer access to both the front and rear of the unit.

Free on street car parking located at the front of the unit and approximately 125 car parking spaces located to the rear of the unit.

LOCATED

WITHIN

**MAGHERAFELT
TOWN CENTRE**

12 METRES

**FRONTAGE ONTO
MARKET STREET**

ON STREET

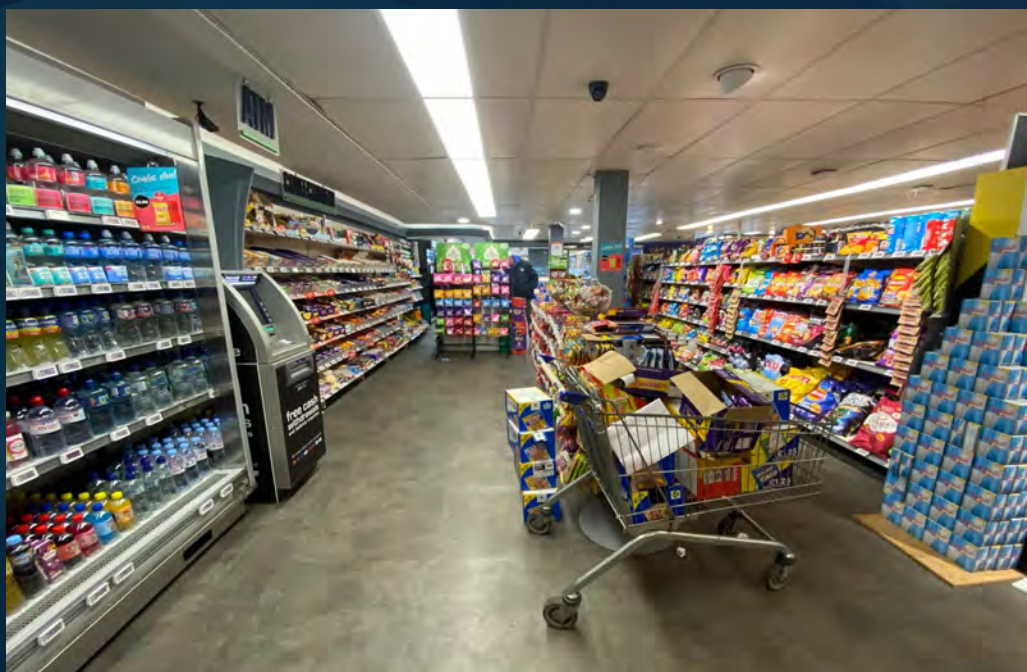
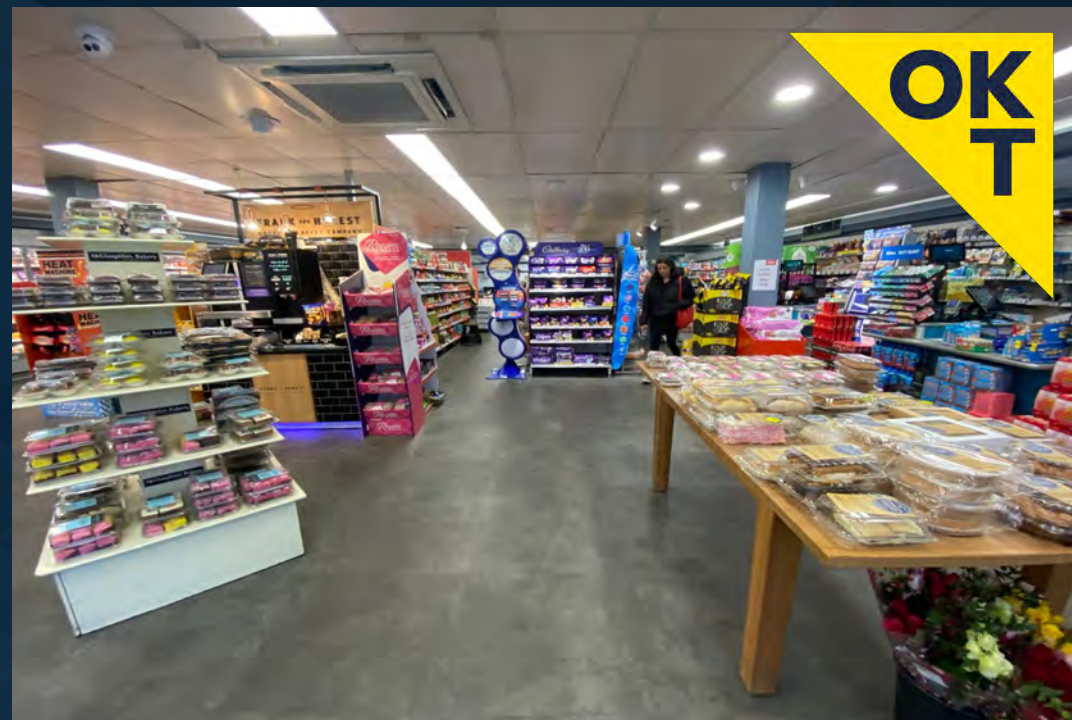
**CARPARKING
TO THE FRONT**

CAR PARK

**WITH 125 SPACES
TO THE REAR**

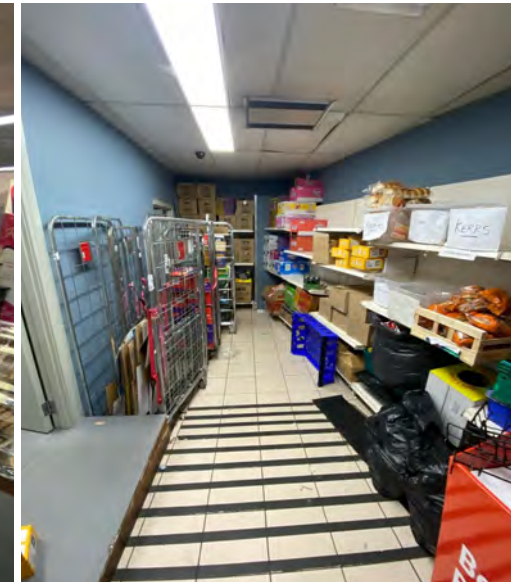
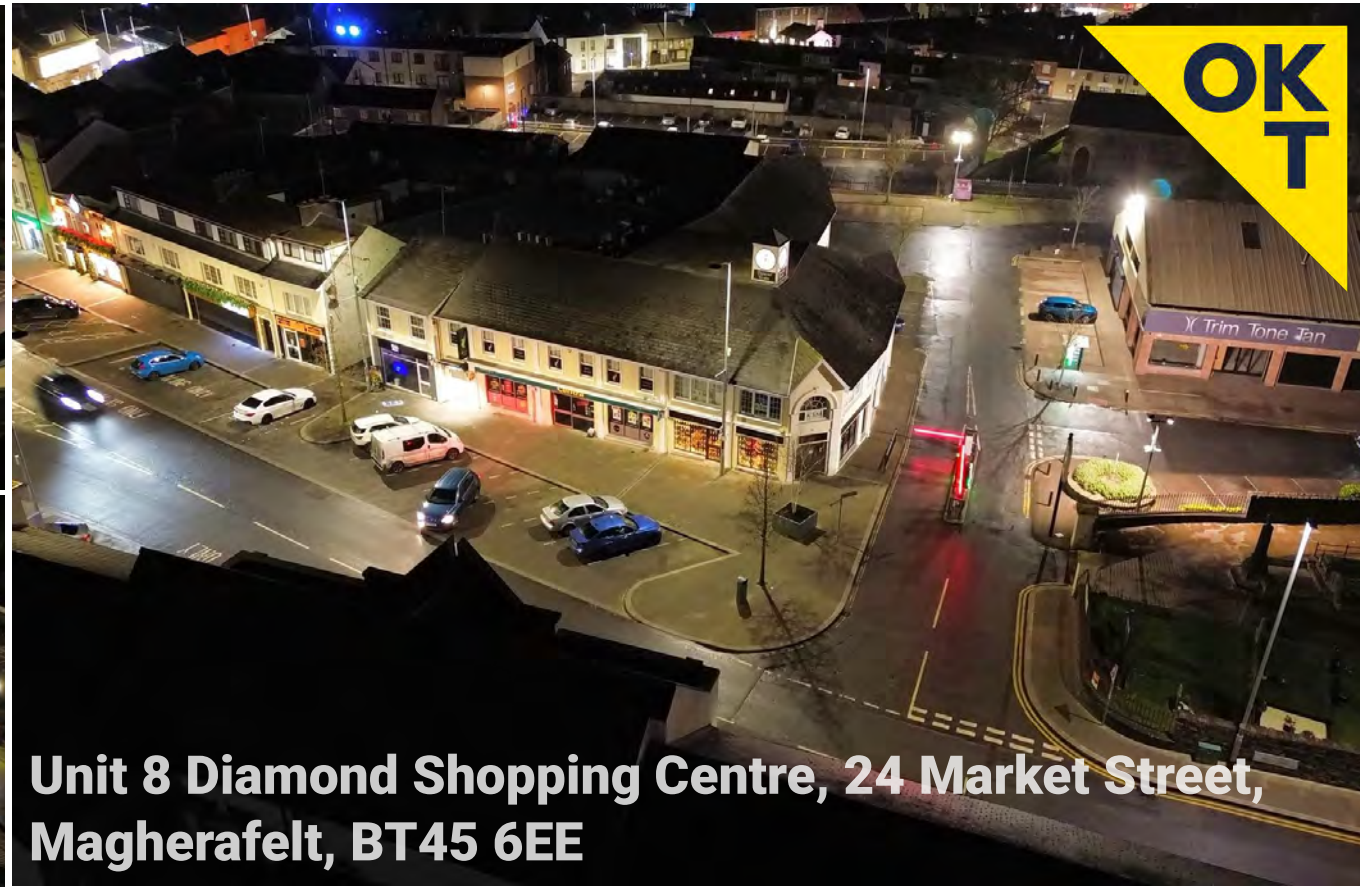
ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Retail Area	244.00	2,625
Back Of House	143.40	1,543
Kitchen / W.C's	15.00	161
TOTAL ACCOMMODATION	402.40	4,329



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/uk/si/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 OKT. 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.



LEASE DETAILS

RENT:	Price on Application
TERM:	Ideally 10 Years
RENT REVIEW:	At the end of the 5th year
REPAIRS / INSURANCE:	Full Internal Repairing and Insuring Lease
SERVICE CHARGE:	TBC
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT.

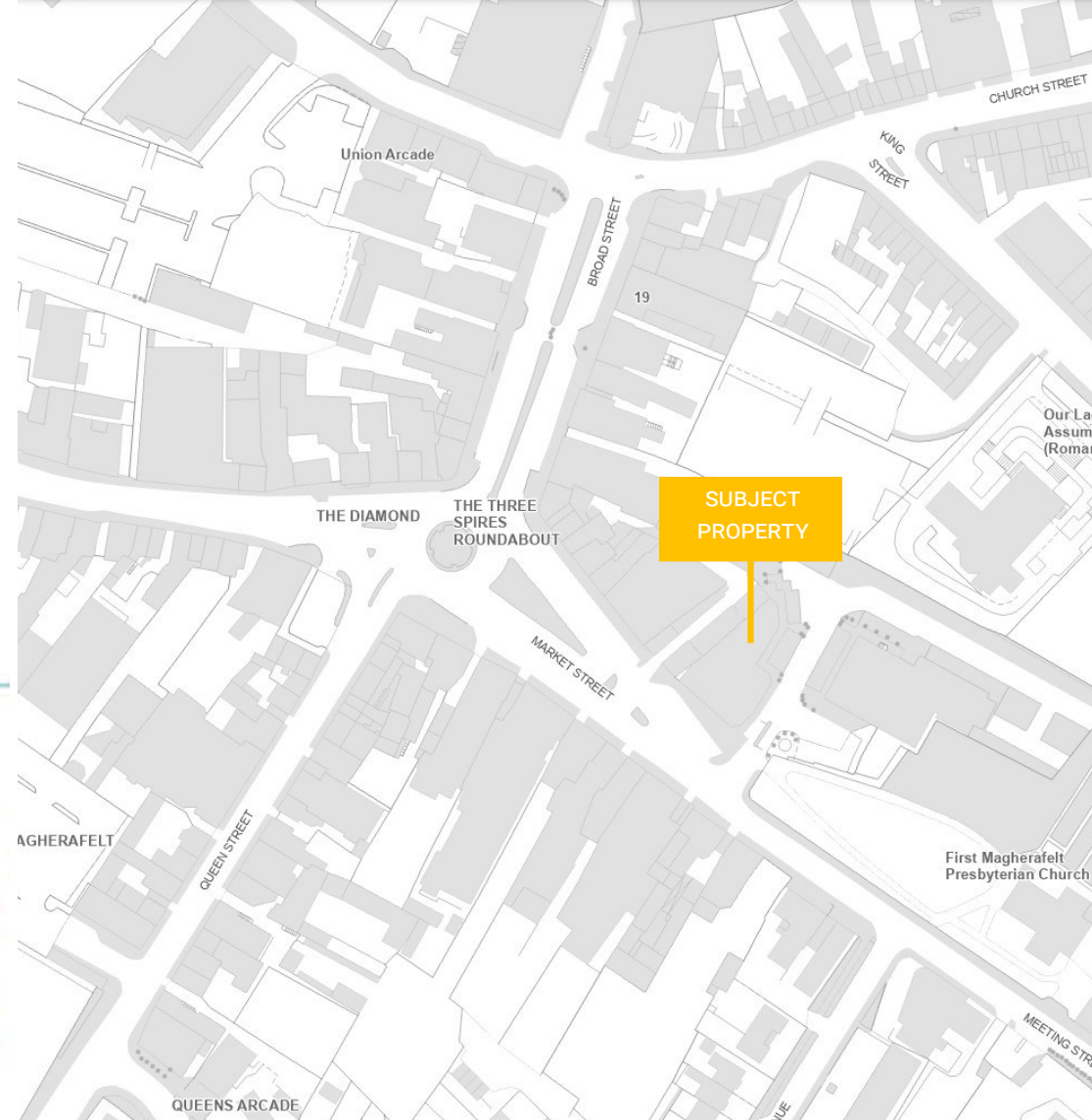
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: £30,300

Estimated rates payable in accordance with LPS Website:
£16,958

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.