

SHOWROOM/OFFICE TO LET



High Profile Retail Showroom/Office Accommodation

FIRST FLOOR, 1-7 RAINEY STREET PARK,
MAGHERAFELT

- High specification retail showroom/office accommodation extending to c. 9,441 sq. ft.
- Adjacent to Meadowlane Shopping Centre
- Suitable for a wide variety of uses, subject to planning
- Fronting principal car park for Magherafelt town centre.

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29-33 Montgomery Street, Belfast BT1 4NX.

Lisney

Location

Magherafelt is a provincial town located approximately 35 miles west of Belfast.

The subject property is located adjacent to Meadowlane Shopping Centre, an enclosed centre containing c. 23 units anchored by Dunnes Stores and Iceland. Other tenants within the scheme include New Look, River Island and Costa Coffee. The subject fronts a Roads Service surface car park which is the principal car park for town centre shoppers.

Description

The subject comprises first floor and second floor mezzanine within a recently constructed two storey retail development. The premises are fully fitted to a high specification throughout and serviced by a passenger/goods lift. Dedicated car parking spaces can be made available for an incoming tenant.

Accommodation

First Floor	582.43 sq. m. (6,269 sq. ft.)
Second Floor Mezzanine	294.67 sq. m. (3,172 sq. ft.)
Total	877.10 sq. m (9,441 sq. ft.)

Lease Details

Term – By way of negotiation Rent - £30, 000 per annum excl.

Rates

NAV £31,400 Rates Payable 2013/14 £17,069.45

Service Charge

A service charge will be levied to cover an appropriate proportion of the cost of upkeep and insurance for the property. Current service charge estimate TBC.

Energy Performance Certificate (EPC)

The property has an energy rating of C-68. A full certificate can be made available upon request.

Joint Agent

Burns & Co, 17 Meeting Street, Magherafelt
T: 028 7963 3719

All prices and outgoings are exclusive of but may be liable to V.A.T.

