



TO LET

Filling Station, A31 Magherafelt Bypass, Magherafelt, BT45 6HJ

Petrol Filling Station With Drive-Thru Unit of c. 2,100 Sq Ft

Lisney

Features

- New build Petrol Filling Station and drive-thru premises.
- Directly accessed from the recently completed A31/Magherafelt bypass.
- Drive-thru coffee premises of approx. 2,100 sq ft/195 sqm (GIA).
- 10 no. fuel pumps with 40,000 litre, 2 chamber tank.

Location

The new mixed use development is prominently located fronting the new A31 Magherafelt Bypass, approx. 1.4 miles south of Magherafelt. The A31 is a regionally important transport route connecting the south west of the province to the north east (Coleraine, Ballymena etc.), and as a result is subject to high levels of vehicular traffic.

The development is situated adjacent to the Moneymore Road Industrial Complex which provides approx. 200,000 sqft of manufacturing, distribution and office space.



For indicative purposes only

Description

The PFS element of the scheme comprises an 8 no. pump island with canopy as well as 2 no. high speed HGV fuel points served by a 40,000 litre underground 2 no. chamber tank.

The new build drive-thru unit provides floor space of approx. 2,100 sqft, and has planning permission for use as a coffee shop with ancillary retail. Upon completion the single storey premises will benefit from extensive glazing on the customer facing elevations as well as a single drive-thru collection/pay point.

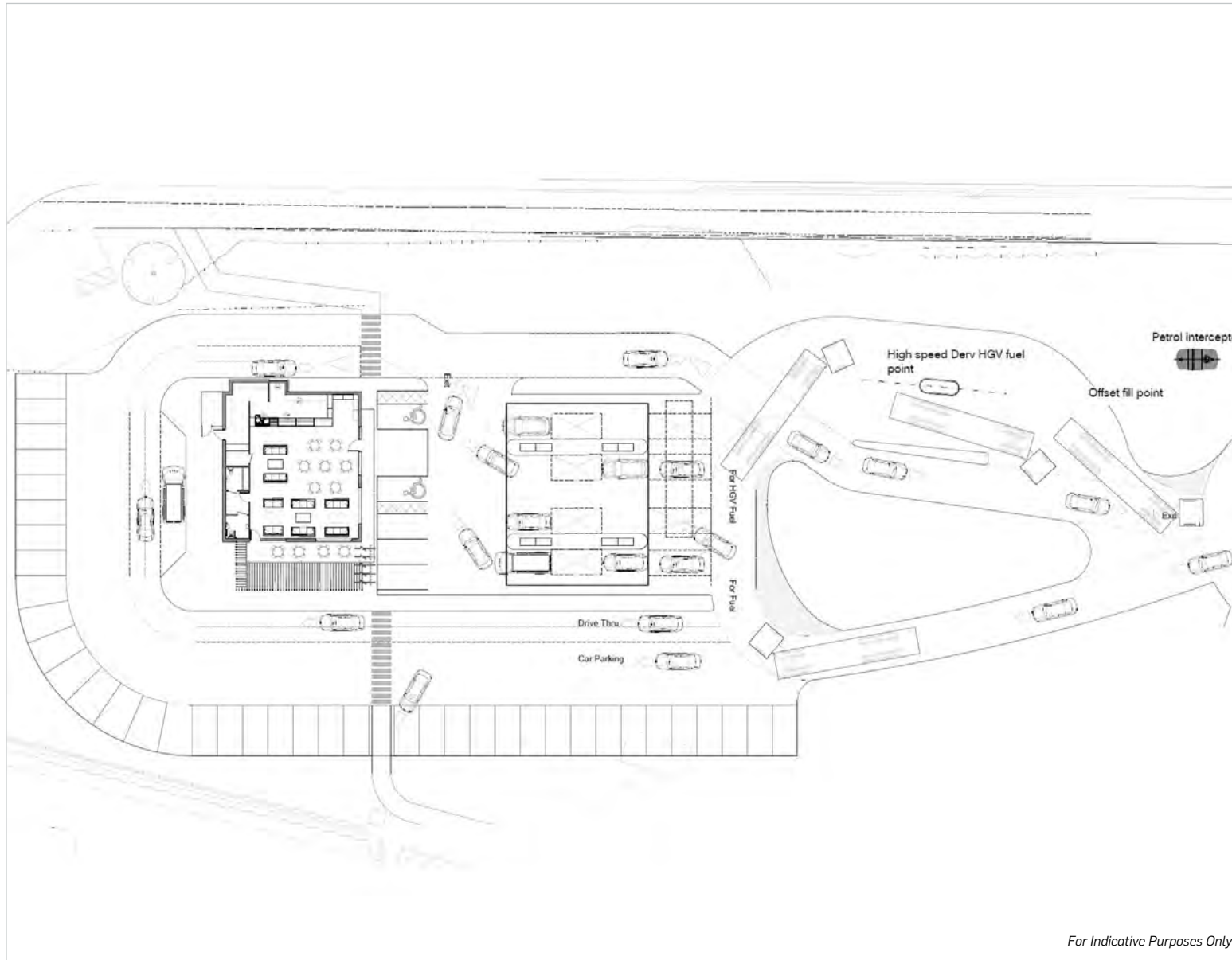
In its proposed layout the property provides approximately 50 covers internally, as well as a further approximately 16 covers within an external seating area.

The premises will be developed to shell specification, ready for installation of an incoming occupiers fit out, with practical completion anticipated in Q3 2019.





Sample CGI Images For Reference Purposes Only



Accommodation

Petrol Filling Station

- 8 no pump island with canopy.
- 2 no. high speed derv HGV fuel points.
- Petrol interceptor.
- Offset fill point.

Drive-Thru Unit

- 2,100 sq ft/195 sqm (GIA).

Planning

Planning approval was granted 8th June 2018, under application number LA09/2017/0780/F.

EPC

EPC rating to be confirmed upon practical completion.



Rent & Lease Terms

Available upon request.

Rates

Net Annual Value to be assessed upon practical completion.

VAT

All prices and outgoings are exclusive of but may be liable to VAT.

Contact

Andrew Knox or Andrew Gawley

028 9050 1501

aknox@lisney.com

agawley@lisney.com