



BURNS & COMMERCIAL

**To Let**

CRM/106

## **Ground Floor Retail Unit 70 Rainey Street, Magherafelt, BT45 5AH**

**Excellent Ground Floor Shop Premises**

**Well situated in town centre, close Meadowlane Shopping Centre & Carpark**

**Suitable for variety of commercial use (subject to planning & other statutory approvals etc.)**

**EPC Rating: TBC**

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# BURNS & CO COMMERCIAL

## LOCATION

Magherafelt is one of the North's busiest market towns and is located approximately 35 miles North West of Belfast and 40 miles South East of Derry City.

It is also the principal retailing, administrative, recreational and educational hub for a rapidly expanding population estimated at 40,000 people. Other towns within Magherafelt's immediate catchment area include Cookstown, Castledawson and Maghera.

The subject property is located on Rainey Street which is convenient to Meadowlane Shopping Centre, Magherafelt.

## DESCRIPTION

The subject property comprises a ground floor retail unit which incorporates a store / office and w.c. facilities to the rear of the unit. The property benefits from a tiled floor, plastered & painted walls, suspended ceiling and aluminium framed shop front. The unit also incorporates a spacious yard area which would be suitable for car parking.

## ACCOMMODATION N.I.A.

	Sq M	Sq Ft
Retail	56.26	606
Store	4	42

## RENT

£8,000 per annum

## NAV

£4900

Description- Shop

Commercial Rate in £0.555969

## EPC

To Be Confirmed

## VAT

The property may be subject to VAT at the prevailing rate

## VIEWING

Strictly by appointment through agent



Contact: 028 79633719

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