



**0 Bed  
Investment - Let  
located in**



ESTATE AGENT + CHARTERED SURVEYOR

65 Chapel Street  
Cookstown  
BT80 8QB



£300 Per Week

Well-established hot food take-away premises available to lease in a prime trading location. Fully equipped with modern, functional inventory, enabling immediate trading. Front shop approximately 800 sq ft with stainless counter, LPG burner range, hot plates and double electric fryers. Rear store approximately 1200 sq ft. Benefits include oil heating, front parking, and rear loading access. Ideal opportunity for a range of food businesses.

#### SUPERB FAST FOOT UNIT - FITTED OUT IN CENTRAL LOCATION

The main retail area is fitted with a stainless steel counter, LPG burner range, LPG hot plates, and double electric fryers. The accommodation extends to approximately 800 sq ft to the front shop and 1,200 sq ft to the rear store.

Additional benefits include oil-fired heating, customer parking to the front, and rear access for loading, making this an excellent opportunity for a range of food-related businesses.

#### Accommodation:

Customer/Order/Waiting Area: 10.31m x 5.7m Stainless steel counter. Hot cupboard. Aircon. Seating area. Ice cream machine and stainless prep area. Menu board. LPG-Gas range. Stainless steel fridge. Stainless steel Freezer. LPG - 4 Burner range. Double electric fryer. LPG - Hot plate. Electric hot plate. Salad preparation area and wet ban marie. Stainless steel sink - Hygiene area. Tiled floor. Extractor hoods.

Kitchen: 5.86m x 3.7m Electric oven. Double commercial stainless steel sink. Prep areas. Tiled floor. CCTV cameras.

Store: 10.85m x 3.89m Shelved. Plumbed for automatic washing machine. 2 x Chest freezers.

Chip Room: 3.9m x 2.53m Potato peeler and chipper. Stainless sink and prep area.

Dry Goods Store: 4.2m x 2.6m Vinyl floor shelved. Boiler room off.

Walk in Fridge: 2.67m x 1.8m

WC off: 2 piece suite.

Secure rear yard - Gas tank. Oil burner and tank

Contact Connor Harte Estate Agents & Valuer today to arrange a viewing!

Follow Us on Facebook & Instagram for all the latest property listings.

Thinking of Selling? - FREE VALUATION

If you are considering the sale of your own property, we are delighted to offer a FREE sales valuation, with no obligation to sell. Get in contact today - we're happy to help and advise you!

T: 028 8676 3265



E: [info@connorharte.com](mailto:info@connorharte.com)

## PROPERTIES REQUIRED ACROSS ALL AREAS

We're here to help you every step of the way!

## MISREPRESENTATION CLAUSE

Connor Harte Ltd gives notice to anyone who may read these particulars as follows: These particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. We cannot guarantee the accuracy or description of any dimensions, texts, or photos, which may also be taken by a wide camera lens. All dimensions are taken to the nearest 5 inches. Description of the property are inevitably subjective and are given in good faith as an opinion and not by way of statement of fact. The heating system and electrical appliances have not been tested, and we cannot offer any guarantees on their condition.

Let us help you make your next move with confidence!

"Harte" of Mid-Ulster



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

## DIRECTIONS

## CONTACT

7 to 9 Molesworth Street  
Cookstown  
Tyrone  
BT80 8NX

E: [connor@connorharte.com](mailto:connor@connorharte.com)

T: 02886763265

[connorharte.com](http://connorharte.com)

