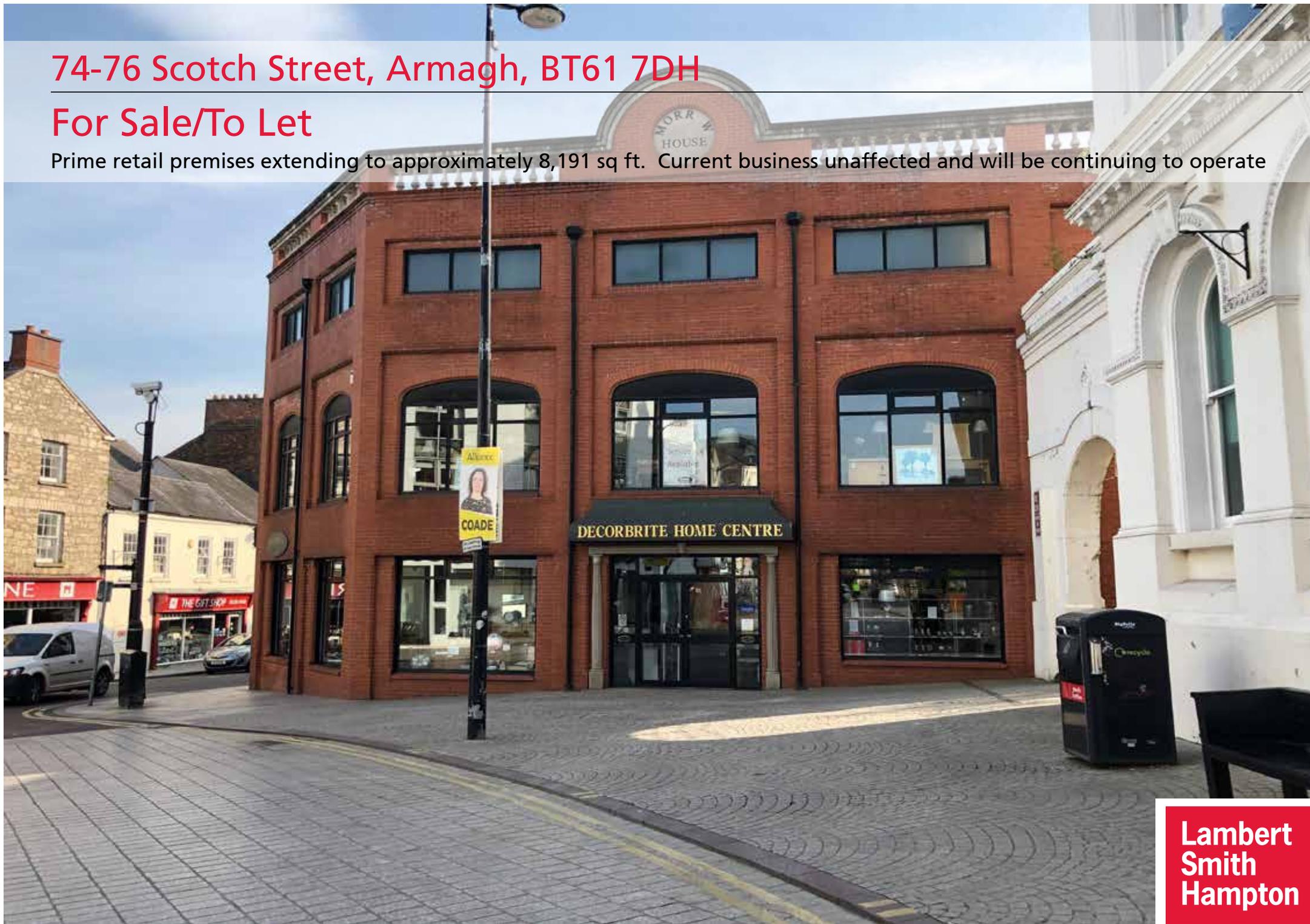


74-76 Scotch Street, Armagh, BT61 7DH

## For Sale/To Let

Prime retail premises extending to approximately 8,191 sq ft. Current business unaffected and will be continuing to operate



## Location

Armagh is a Cathedral City situated approximately 40 miles south east of Belfast and c. 18 miles north east of Newry. The city is well connected via a number of arterial routes including the A3 Portadown Road and the A28 Newry Road.

The subject premises occupies a prominent and highly convenient location in Armagh City Centre. Neighbouring occupiers include Danske Bank, Topshop, Subway, DV8, Caffe Nero and Card Factory. This landmark city centre property occupies a prominent corner site.

## Description

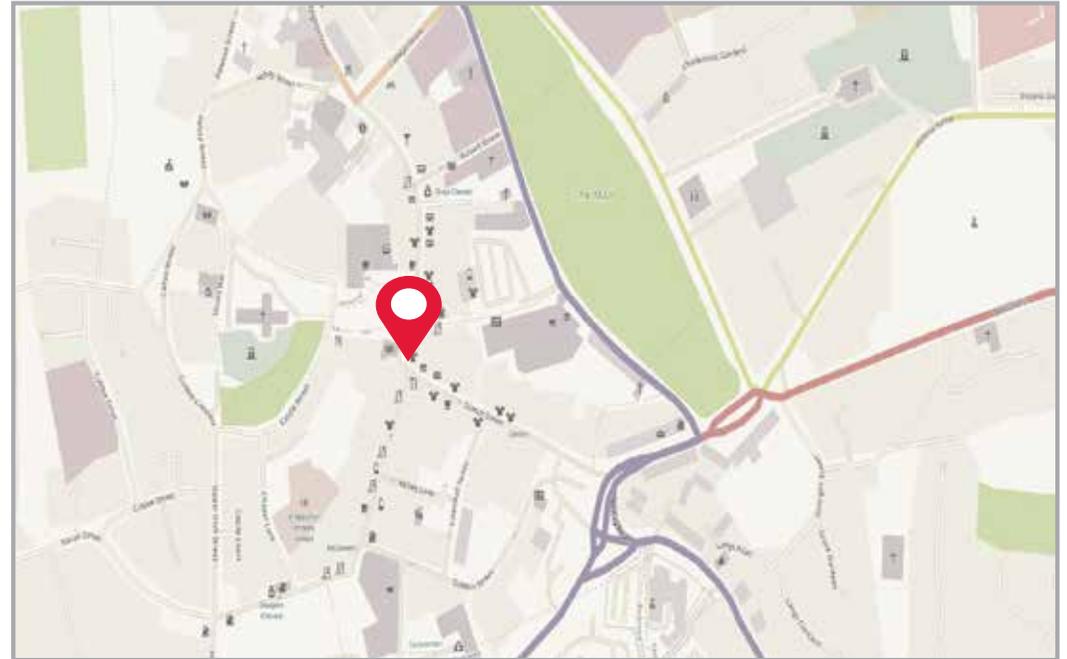
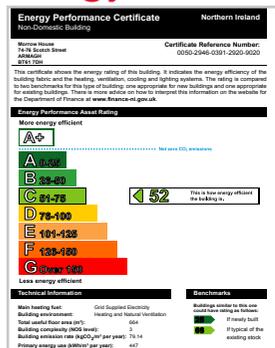
The subject premises comprises approximately 8,191 sq ft of retail accommodation across both ground and first floors. The space is finished to a modern standard to include a mixture of carpeted and tiled flooring, plastered and painted walls, suspended ceiling and fluorescent strip lighting. The premises contains both male and female WCs and kitchen facilities and benefits from rear storage space which provides scope for further retail accommodation depending on an end users requirements. Car parking space is provided to the rear of the property.

NB: The current business is unaffected and will be continuing to operate. The business is not for sale and the premises will be sold with vacant possession.

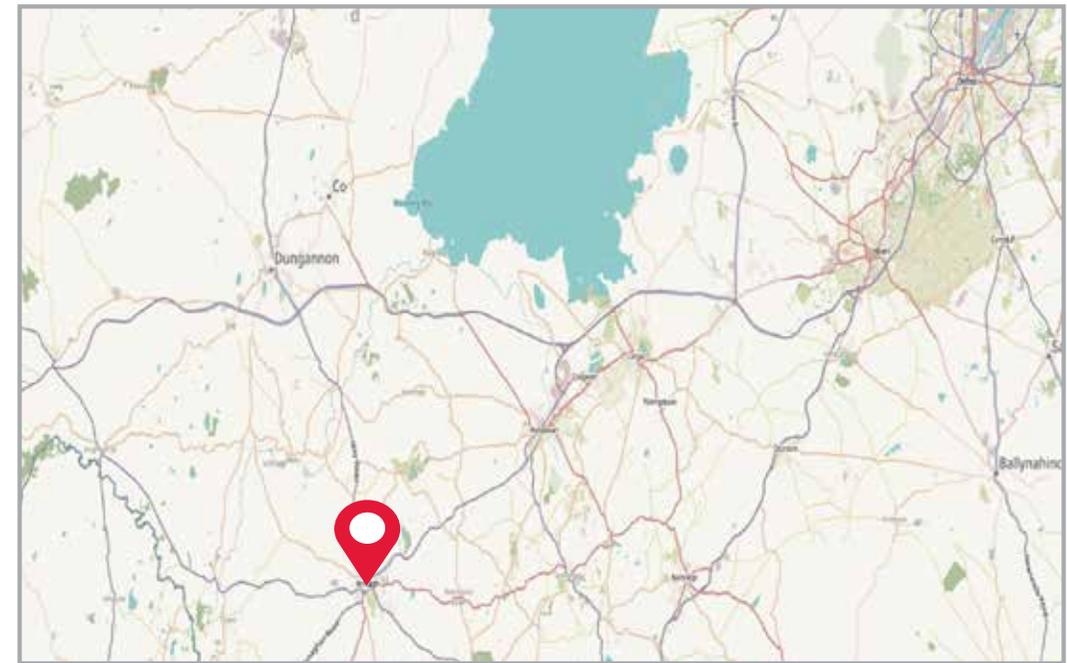
## Schedule of Accommodation

	Sq Ft	Sq M
Ground Floor	4,695	436.2
First Floor	2,267	210.6
Rear Store	1,229	114.2
<b>Total</b>	<b>8,191</b>	<b>761</b>

## Energy Performance Certificate

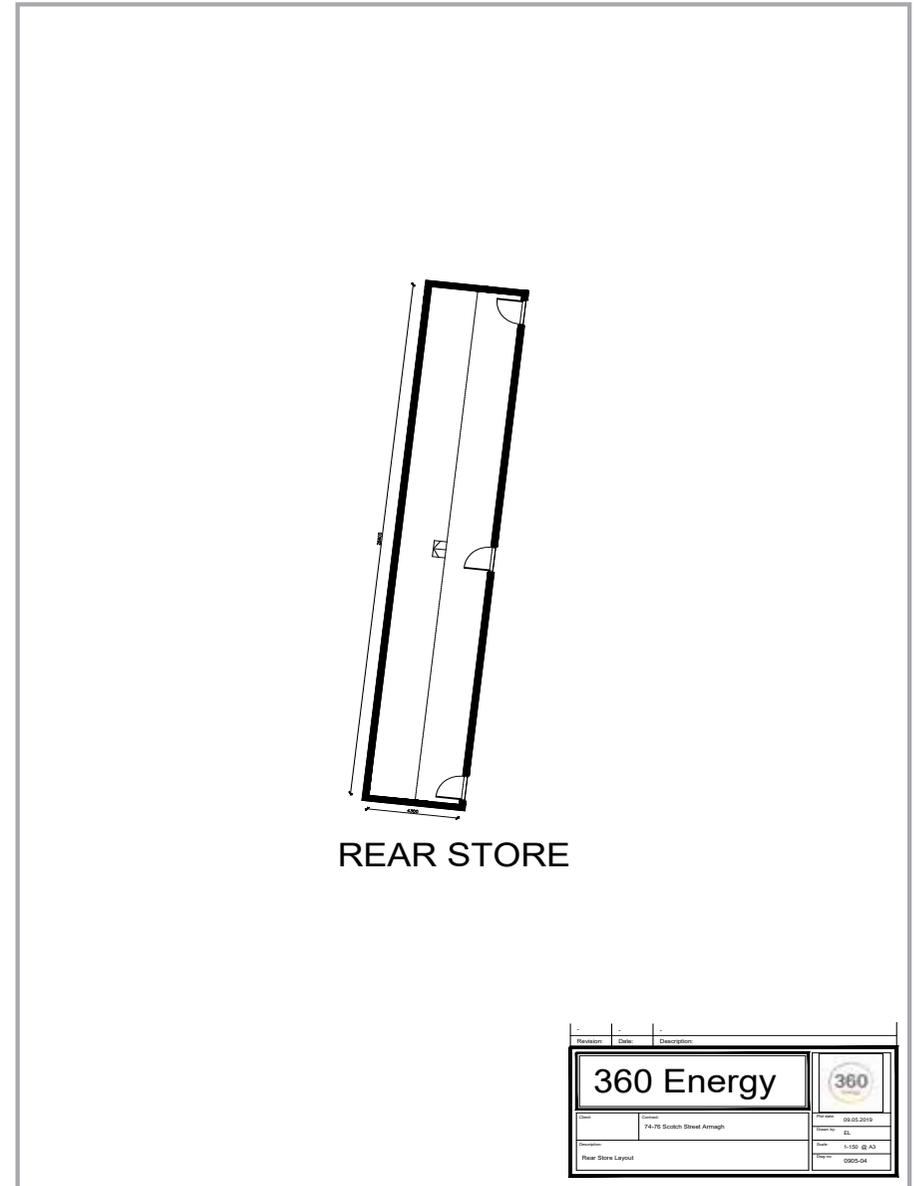
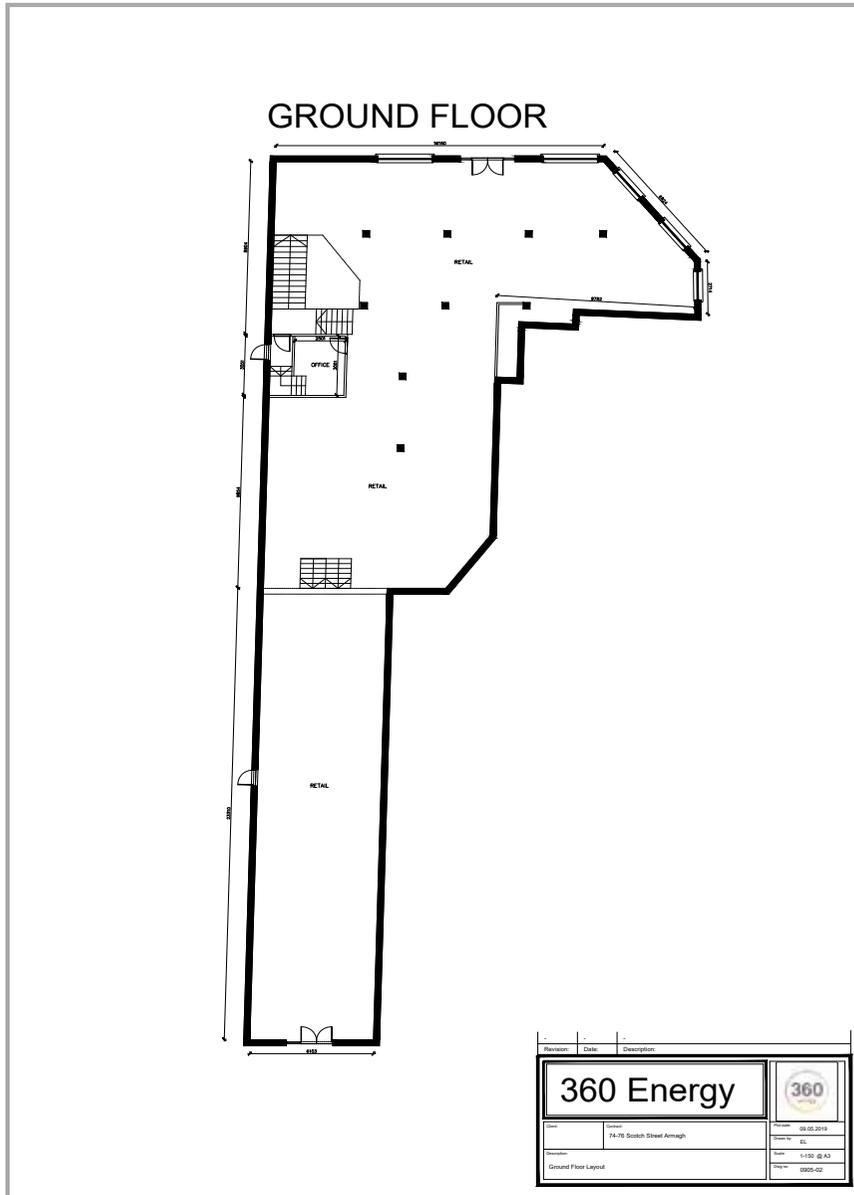


For Indicative Purposes Only

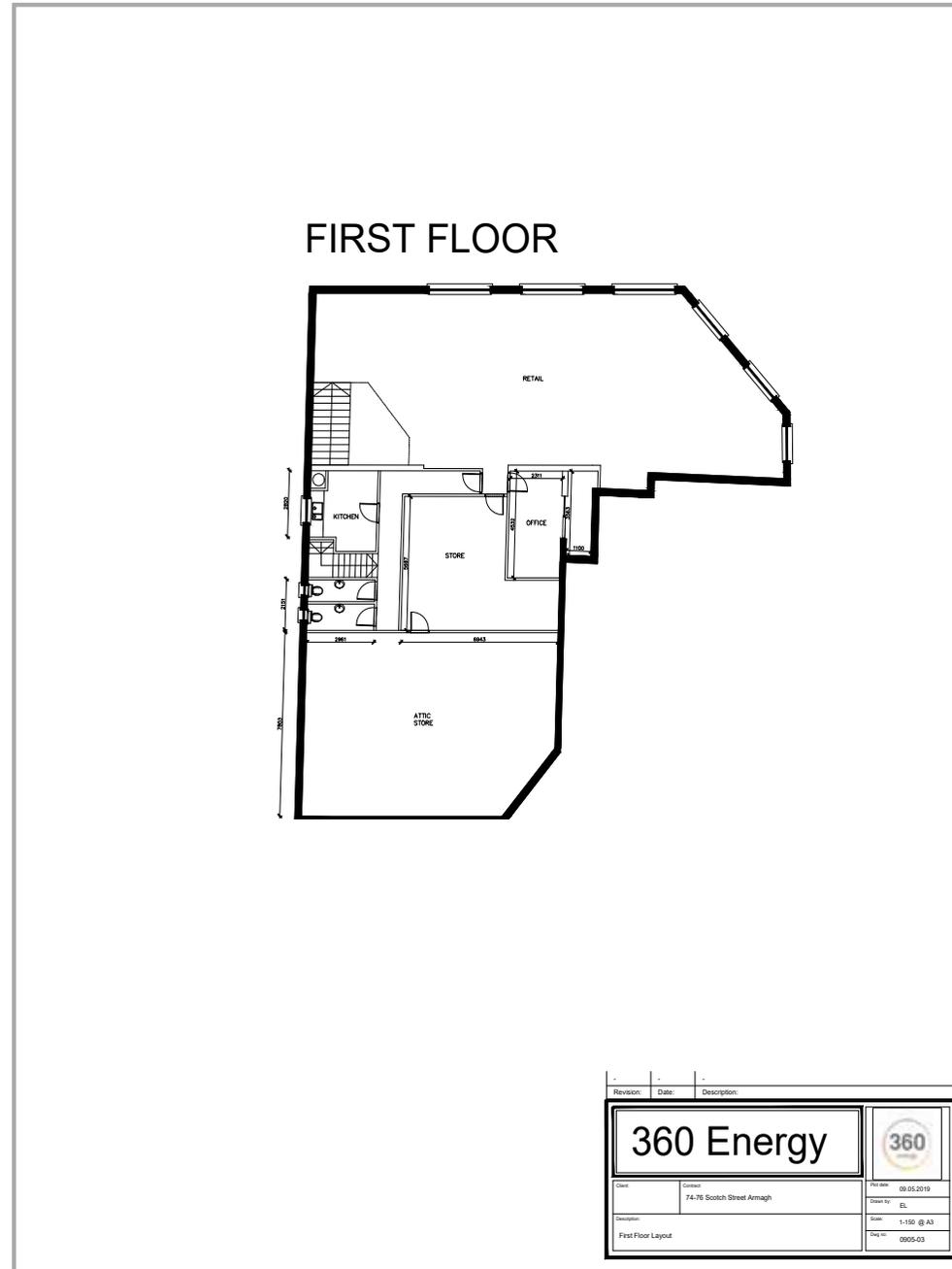


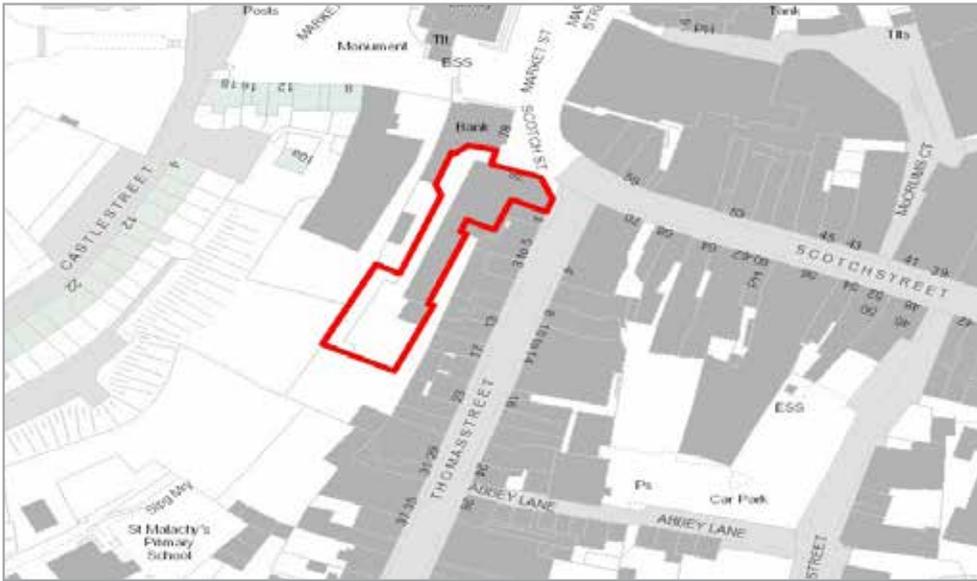


# Floor Plans



# Floor Plan





## Rates

We have been advised by Land and Property Services of the following:-

Net Annual Value: £45,100  
Non Domestic Rate £ 21/20: £0.5334  
Rates Payable: £24,056

## Lease Details

**Term** - By negotiation.  
**Rent** - On application.  
**Repair** - Full repairing and insuring terms.

## Price

Asking for offers in the region of £325,000.

## Stamp Duty

This will be the responsibility of the purchaser.

## Value Added Tax

If applicable, VAT will be payable in addition to the purchase price.

## Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

**Lambert  
Smith  
Hampton**

Tom Donnan  
**07442 495827**  
tdonnan@lsh.ie

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