

RETAIL UNIT – TO LET

48 CHURCH PLACE

Lurgan
BT66 6HD



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CHURCH PLACE

LOCATION

Lurgan is a busy market town located approximately 25 miles south-west of Belfast with a resident population of approximately 25,000.

Other occupiers in the vicinity include First Trust Bank, Subway, Gordons Chemists, Savers, Card Factory and The Mortgage Shop.

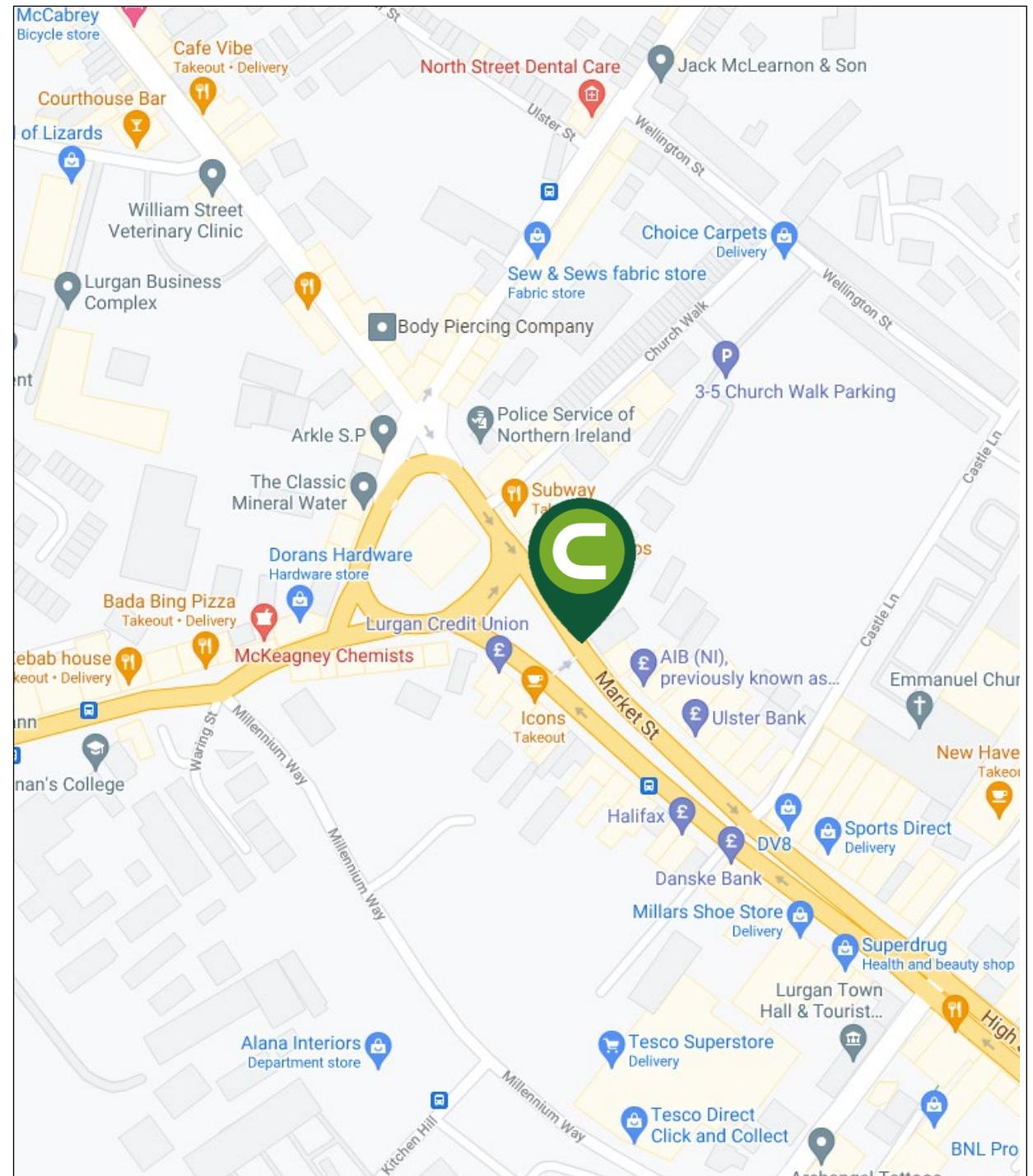
DESCRIPTION

The subject premises occupies a prominent location on the main retail pitch within Lurgan Town Centre

The unit provides open plan sales area at ground floor level with electric roller shutter, aluminium shop front together with basement storage.

RATEABLE VALUE

We have been advised by Land and Property Services that the estimated rateable value is £15,300. The rate in the £ for 2021/22 is £0.538483 therefore the estimated rates payable for 2021/22 are £8,238.79.



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ACCOMMODATION

Unit/Floor	Use	Area	Sq ft	Area	Sq m
Ground Floor	Sales Area	1,392	Sq ft	129	Sq m
Basement	Store	1,179	Sq ft	110	Sq m
Total		2,571	Sq ft	239	Sq m

LEASE DETAILS

Rent	£13,000 per annum exclusive
Term	10 Years
Rent Review	Upwards only rent review every five years.
Repairs & Insurance	Tenant responsible for internal repairs and reimbursement of a proportionate part of the buildings insurance premium.
Service Charge	Levied to cover a fair proportion of the cost of external repairs and other reasonable outgoings of the Landlord.

VAT

All prices are quoted exclusive of VAT, which may be payable.

CONTACT US



Lisa McAteer

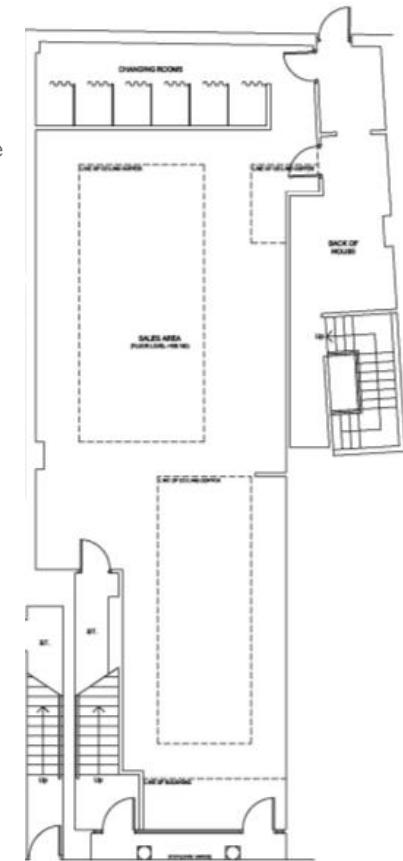
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EPC

The building has been rated as G-214 under EPC regulations. A copy of the EPC Certificate is available below and can be made available on request.



FLOOR PLANS

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