



18 HIGH STREET LURGAN BT66 8AW

Summary

- Superb retail unit located in the centre of Lurgan.
- Extends to approximately 1,969 sq ft (182.90 sq m) to include a sales area in excess of 1,000 sq ft.
- Nearby occupiers include Abbey Insurance, Clear Pharmacy and John R Dowey Butchers.
- Benefits from an abundance of on-street car parking.

Location & Description

Located in a prominent position in the centre of Lurgan in High Street, close to the junction where High Street meets Union Street.

Finished to a good standard to include suspended ceilings with integrated fluorescent strip lighting and an electronically operated roller shutter.

Accommodation

We calculate the approximate Net Internal Areas to be as follows:-

Sales Area	1,081 sq ft	100.40 sq m
Dispensory Area	333 sq ft	30.91 sq m
Office	131 sq ft	12.16 sq m
Kitchen	62 sq ft	5.72 sq m
Store	142 sq ft	13.21 sq m
1st Fl Store	143 sq ft	13.28 sq m
1st Fl Store	78 sq ft	7.22 sq m
Total	1,969 sq ft	182.90 sq m

Rent

£10,000 per annum.

Lease Details

By negotiation.

Repairs

The tenant to be responsible for both interior and exterior repairs.

Management Fees

The tenant to be responsible for payment of agent's management fees, calculated at 5% plus VAT of the annual rent.

Insurance

The tenant to be responsible for re-emption to the Landlord of the building insurance.

Rates

NAV: £21,400

Rate in £ (2019-2020): 0.600984

Rates Payable: £12,861 per annum approx.

* The above figures have been supplied by Land & Property Services.

VAT

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

EPC

D77.

Viewing

Strictly by appointment with the Sole Letting Agents:

Frazer Kidd

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