



## UNITS 4 & 5/6 - 237C LOUGHVIEW ROAD, LURGAN, BT66 6NQ

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### Summary

- The property is located off Lough Road which links Lurgan town centre to junction 10 of the M1 motorway, directly adjacent to a Spar Petrol Filling Station and Friar Trucks.
  - The property benefits from ample on-site car parking.
- Unit 5/6 is partially fitted comprising c. 1,731 sq ft which includes an entrance/reception lobby, two large open plan offices and kitchen.
  - Suitable for a range of uses to include office, retail, medical and health & wellbeing subject to any required statutory consents.

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### Description

The accommodation is accessed via a self-contained ground floor entrance situated to the right of the WineFlair Store. The property benefits from ample on-site car parking.

Internally the property is fitted with a lift, air-conditioning, central heating, modern lighting and aluminium framed double-glazed windows.

Unit 5/6 is finished to a similar specification, however, requires flooring in parts. The unit extends to c. 1,731 sq ft including an entrance/reception lobby, two large open plan offices and kitchen.

The accommodation would be suitable for a range of uses to include office, retail, medical and health & wellbeing, subject to any required statutory consents.

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### Location

The property is located just off Lough Road, which links Lurgan to junction 10 of the M1 motorway. The property sits in immediate proximity to the motorway, just a mile from Lurgan town centre. The site benefits from a bus stop and a Translink Park & Ride facility.

The property occupies the first floor of a small retail parade of commercial units. Ground floor occupiers include WineFlair, Loughview Angling Centre and Golden Lough.

The retail parade shares a site with a Spar convenience store and petrol filling station, which also includes a Subway. Directly opposite the property comprises a three-storey office development with Friar Trucks occupying part of the ground floor.

### Accommodation

We calculate the following Net Internal Areas to be as follows:

	Sq M	Sq Ft
Unit 5/6	160.87	1,731

### Service Charge

Tenant to pay a service charge in respect of a proportion of the landlord's costs in connection with the insurance premium, upkeep, maintenance, repair and decoration of the building and grounds of which the subject premises forms part.

### Lease

Length of lease by negotiation.

### Rent

Units 5/6: £18,250 per annum.

### Rates

Unit 5/6 - Rates Payable for 2020/21 = £5,280.79 per annum

\*Please note that Unit 1 should be eligible for a 25% reduction in rates payable and Unit 2 should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief Scheme. We recommend that you verify this, however, with Land & Property Services (Tel: 0300 200 7801).

### VAT

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

### Viewing

Strictly by appointment with the Sole Letting Agents:

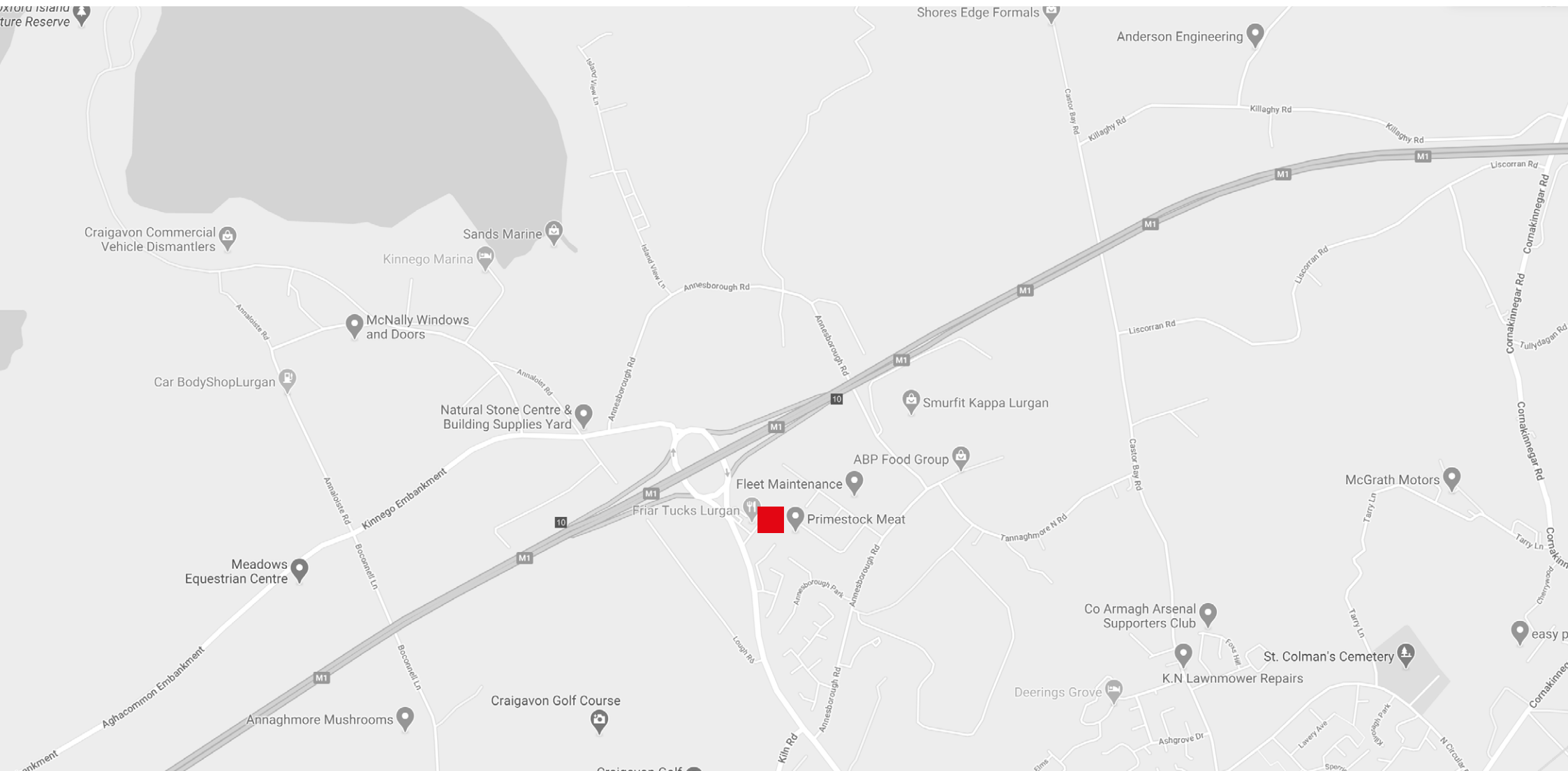
**Frazer Kidd**

T: 028 9023 3111

E: [mail@frazerkidd.co.uk](mailto:mail@frazerkidd.co.uk)

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For further information please contact:

**Brian Kidd**

M: 07885 739063

E: [bkidd@frazerkidd.co.uk](mailto:bkidd@frazerkidd.co.uk)

**Neil Mellon**

M: 07957 388147

E: [nmellon@frazerkidd.co.uk](mailto:nmellon@frazerkidd.co.uk)

Telfair House,  
87/89 Victoria Street,  
Belfast, BT1 4PB  
T: 028 9023 3111  
F: 028 9024 4859  
E: [mail@frazerkidd.co.uk](mailto:mail@frazerkidd.co.uk)  
W: [www.frazerkidd.co.uk](http://www.frazerkidd.co.uk)

## EPC



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