



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



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

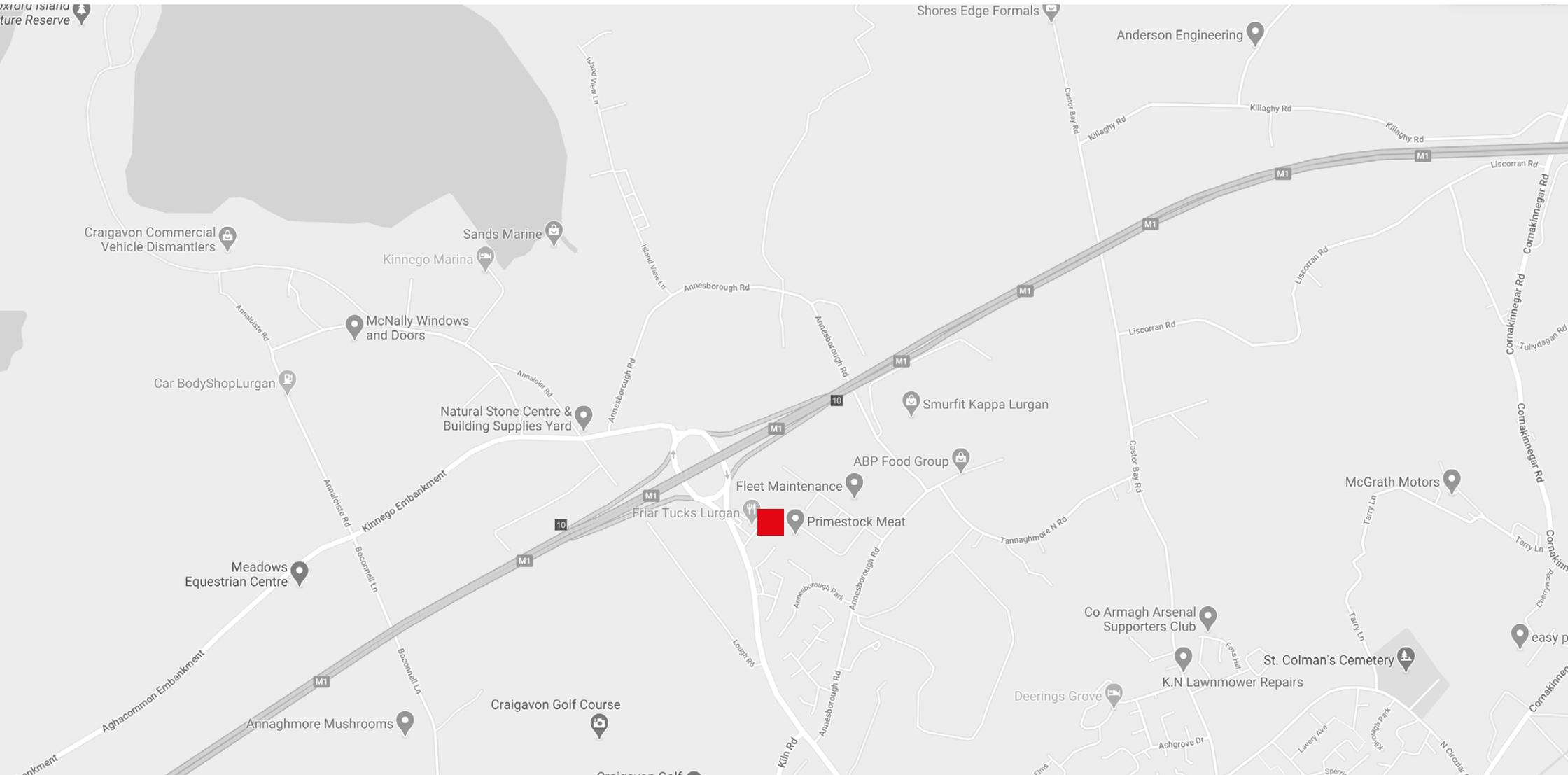
Strictly by appointment with the Sole Letting Agents:

Frazer Kidd

T: 028 9023 3111

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