

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



TO LET

**PROMINENT RETAIL
UNIT**

**CASTLE LANE
LURGAN
BT67 9BG**

c. 373 m² (4,000 ft²)



CONTACT:

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**McKIBBIN COMMERCIAL
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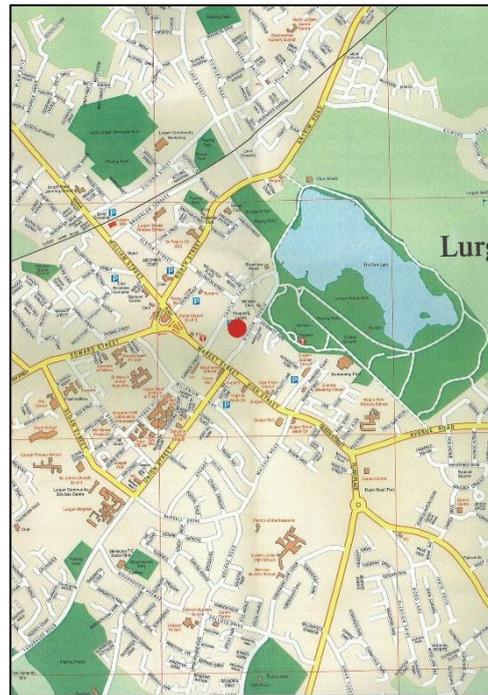
- The subject units occupy a highly prominent location fronting onto Castle Lane “Pay & Display” public car park in Lurgan Town Centre. Other occupiers in the vicinity include Iceland, Sports Direct/Heatons and Toals Bookmakers.
- The units is available with minimal ongoing expenses.
- Lurgan is a busy market town situated within Craigavon Borough Council with a population of 34,938 (census 2011) with a wider district population of 211,898
- The town is situated approximately 24 miles south west of Belfast and occupies an accessible location due to its proximity to the M1 Motorway (Junction 10).

McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatsoever in relation to this property.

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PROMINENT RETAIL UNIT Castle Lane, Lurgan



LEASE DETAILS

Term:

Negotiable, subject to a minimum of 5 years.

Rent:

£35,000 per annum, exclusive.

Rent Review:

Upwards only every 5 years.

Repairs & Insurance:

The tenant will be responsible for internal repairs and reimbursement of a fair proportion of the building insurance premium to the Landlord.

Service Charge:

Levied to cover a fair proportion of the cost of external repairs, upkeep of communal areas, management fees and any other reasonable outgoings of the Landlord.

ACCOMMODATION

All Ground Floor

Area

Sales Area

– c. 373 m² (4,000 ft²)

RATES INFORMATION

Estimated NAV £13,250
Rate in £ 2019/20 = 0.600984
Rates payable 19/20 = £6,370

(inc 20% Small Business Rates Relief).

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

EPC

