

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



TO LET

SHOP UNIT AND UPPER
FLOOR STORAGE

9 LOUGH ROAD
LURGAN
BT66 6JE

c.163 M² (1,758FT²)



CONTACT:

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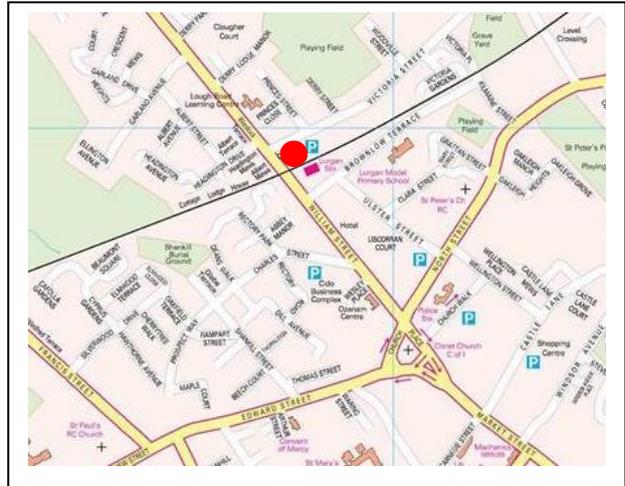
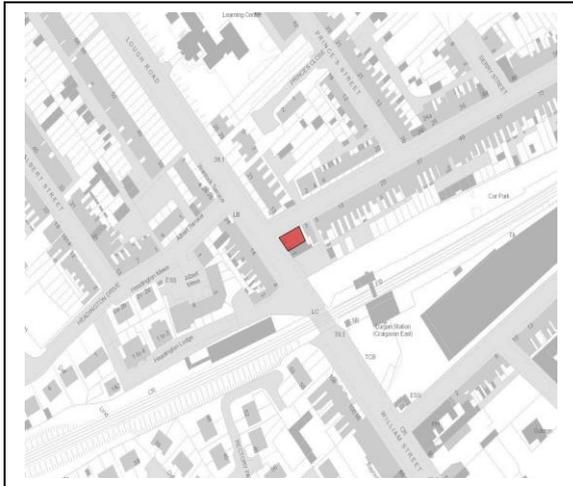
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- Excellent opportunity to acquire a retail unit which occupies a prominent location on the A76 Lough Road, adjacent to Lurgan Railway Station.
- The Lough Road is the principal arterial route into Lurgan from Junction 10 of the M1 Motorway.
- The sales area is finished to a good specification throughout to include aluminium shop front with single entrance door, ceramic tiled floors and plastered and painted walls and suspended ceilings with recessed strip fluorescent lighting.
- The premises also includes upper floor storage accommodation together with side access onto Victoria Street.

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.

TO LET

Shop Unit and Upper Floor Storage 9 Lough Road, Lurgan, BT66 6JE



LEASE DETAILS

Term:

Negotiable, subject to a minimum of 3 years.

Rent:

£10,000 per annum, exclusive.

Repairs:

The Tenant will be responsible for all repairs to the premises.

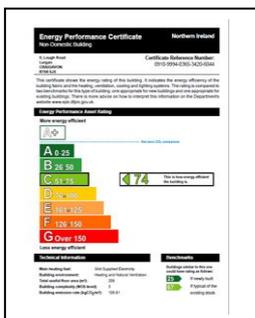
Insurance:

The Tenant will be responsible for the reimbursement of the building insurance premium to the Landlord.

VAT

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

EPC



ACCOMMODATION

Ground Floor	Area
Internal Frontage	- c. 8.30 m (27 ft)
Sales Area	- c. 98.97 m ² (1,065 ft ²)
First Floor	Area
Store 1	- c. 55.90 m ² (601 ft ²)
Store 2	- c. 4.28 m ² (46 ft ²)
Store 3	- c. 4.28 m ² (46 ft ²)
Total Net Internal Area	- c. 163.43 m² (1,758 ft²)

RATES INFORMATION

We are verbally advised by the Land & Property Services that the rateable value of the property is:

NAV £9,350
 Rate in £ 2023/24 = 0.563645
 Rates payable 2023/24 = £4,216.06

(includes 20% Small Business Rates Relief)

