

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS



FOR SALE/TO LET

02890 500 100

RETAIL PREMISES/
REDEVELOPMENT
OPPORTUNITY
SUBJECT TO PLANNING

44 UNION STREET
LURGAN
BT66 8EB



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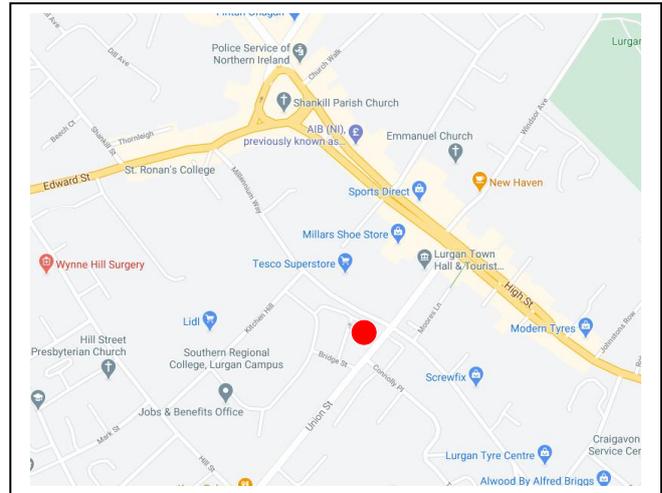
- The subject premises occupies a prominent and high profile location at the junction of Union Street and Millennium Way.
- Lurgan is a prosperous market town approximately 22 miles south west of Belfast.
- The premises comprise of a retail/showroom premises fronting Union Street and has return frontage on to Millennium Way. The property has vehicular access via Coronation Street.
- Occupiers in the area include Tesco, Screwfix, Lidl Superstore and James Hamilton Group.
- There is potential for the site to be redeveloped to accommodate a residential development, subject to the necessary consents.

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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FOR SALE/TO LET

Retail Premises/Redevelopment Opportunity 44 Union Street, Lurgan, BT66 8EB



LEASE DETAILS

Term: Minimum of 5 years
Rent: £17,500 per annum, exclusive.

SALE DETAILS

TITLE

Assumed Freehold or Long Leasehold, subject to a nominal ground rent.

PRICE

Offers in excess of £225,000, exclusive.

SITE AREA

c. 0.08 hectares (0.2 acres).
NB. c. 1m wide strip to the front of the premises is excluded as this belongs to No. 46 Union Street.

VAT

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

ACCOMMODATION

Basement	Area
Stores (Reduced head height)	- c. 143.76 m ² (1,547 ft ²)
Ground Floor	
Sales Area	- c. 184.69 m ² (1,988 ft ²)
Strongroom	- c. 12.99 m ² (140 ft ²)
Office	- c. 6.82 m ² (73 ft ²)
Kitchen	- c. 3.88 m ² (42 ft ²)
First Floor	
Office	- c. 16.35 m ² (176 ft ²)
Total Net Internal Area	- c. 368.49 m² (3,966 ft²)

RATES INFORMATION

We are verbally advised by Land & Property Services that the rateable value is as follows:

NAV	£16,000
Rate in £ 2023/24	= 0.563645
Rates payable 2023/24	= £9,018.32

EPC



CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 – <http://www.legislation.gov.uk/uksi/2017/692/made> Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with McKibbin Commercial. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.