

To Let | For Sale

1 Edward Street, Lurgan, BT66 6DB

Licensed Long Established Public House (Master McGrath Arms)
Potential Development Site subject to planning permission.

£26,000 P.A. / £399,950



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Features

- Long Established Public House For Sale | To Let
- Superb opportunity to re-establish a profitable business in a popular location
- Intoxicating Liquor License included in the sale | Lease.
- Prime High Street Location
- Fully Fitted Bar requiring minimal capital expenditure
- Off License
- Private Beer Garden
- Billboard
- Potential Development site subject to planning.

Location

Located on Edward Street in Lurgan Town Centre. This property benefits from high vehicular and pedestrian footfall. This property neighbours many thriving businesses including Toals Bookmakers. This property is close to the main train line to Belfast and Dublin.

Description

This property is 413 Sq Mts. Comprised over two floors; main bar, two private function rooms, Off License and Beer Garden.

Asking Price | Rent

We have been instructed to seek offers in the region of £399,950 (Three hundred and ninety nine thousand, nine hundred and fifty pounds)
Annual rent £26,000 (twenty six thousands pounds).



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Accommodation

	Sq M	Sq Ft
Front Bar	110.21	1186.29
Back Bar	48.41	521.08
Off License	27.4	294.93
Function Room #1	14.08	151.55
Function Room #2	51	548.95
Pool Room	69.34	746.36



Lease Details

Rent:	£26,000 per annum
Term:	5 years minimum
Service Charge:	N/A
Insurance:	£TBC (Payable by Tenant)

Rates

Rates payable £TBC per annum 2024/2025

VAT

We are advised that the property is currently not VAT registered.



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For further information please contact

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For access, further information and/or register your interest, please contact our commercial team today
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