



FOR SALE / TO LET Prominent Town Centre Retail / Office Building
9A High Street, Lurgan, BT66 8AA

LOCATION / DESCRIPTION

Lurgan is a busy town in County Armagh, situated approximately 5 miles from Moira, 6.5 miles from Portadown and 18 miles from Belfast. The town has a resident population of approximately 25,000 people, according to the 2011 Census.

Lurgan has excellent transport links to the M1 motorway, providing access to Lisburn, Belfast and Dublin. The town is also served by the Belfast to Dublin railway line and the provinces two main airports are both within easy commute.

The subject occupies a prime position on High Street in the centre of Lurgan and is surrounded by a number of restaurants, cafes, retailers, banks and pharmacies. Neighbouring occupiers include Boots, Sports Direct and Danske Bank.

The subject property comprises c. 4 storey terraced commercial building. The accommodation on the ground floor provides an open plan retail space with glazed aluminium shop front with frontage directly on to the highstreet. The ground floor accommodation also provides a rear store, office and small kitchen.

There is further office / storage accommodation on the first and second floor. The basement area is in shell condition and benefits from communal access to a loading bay with roller shutter door access to Moores Lane.

ACCOMMODATION

DESCRIPTION

AREA sq m

AREA sq ft

BASEMENT

87.9 sq m

946 sq ft

GROUND FLOOR (To include front and rear store, office, kitchen & WC)

99 sq m

1,065 sq ft

FIRST FLOOR (To include office & store room)

55.6 sq m

598 sq ft

SECOND FLOOR (To include office & store room)

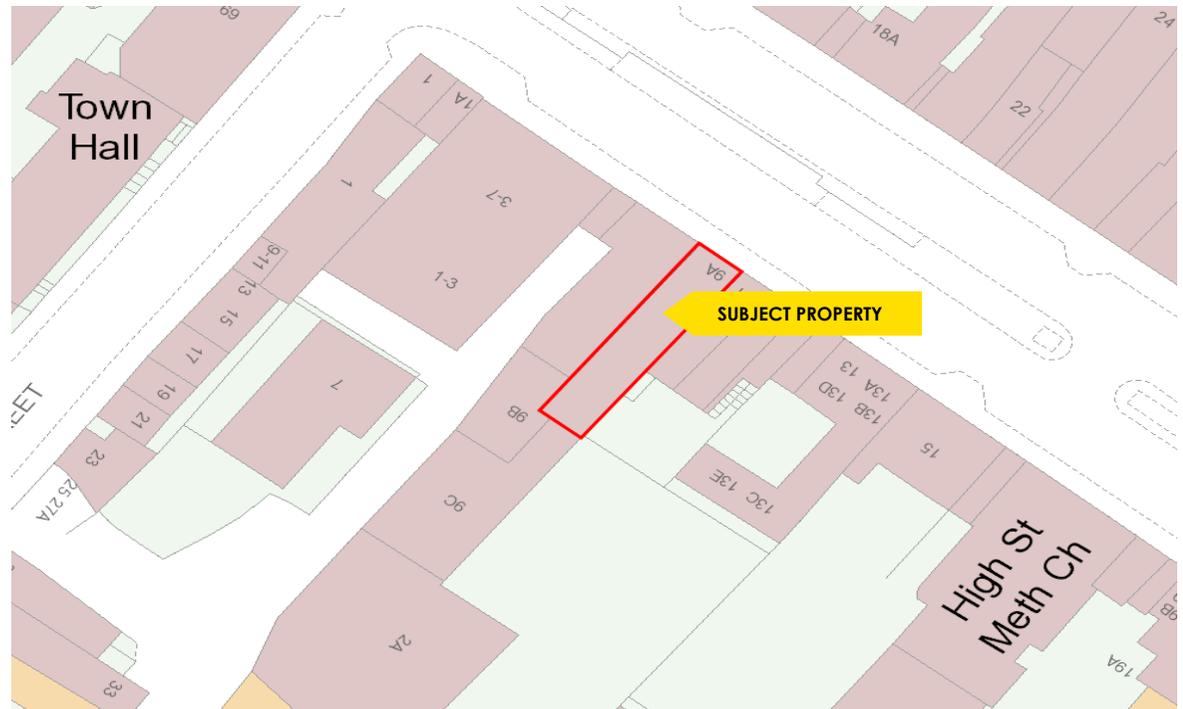
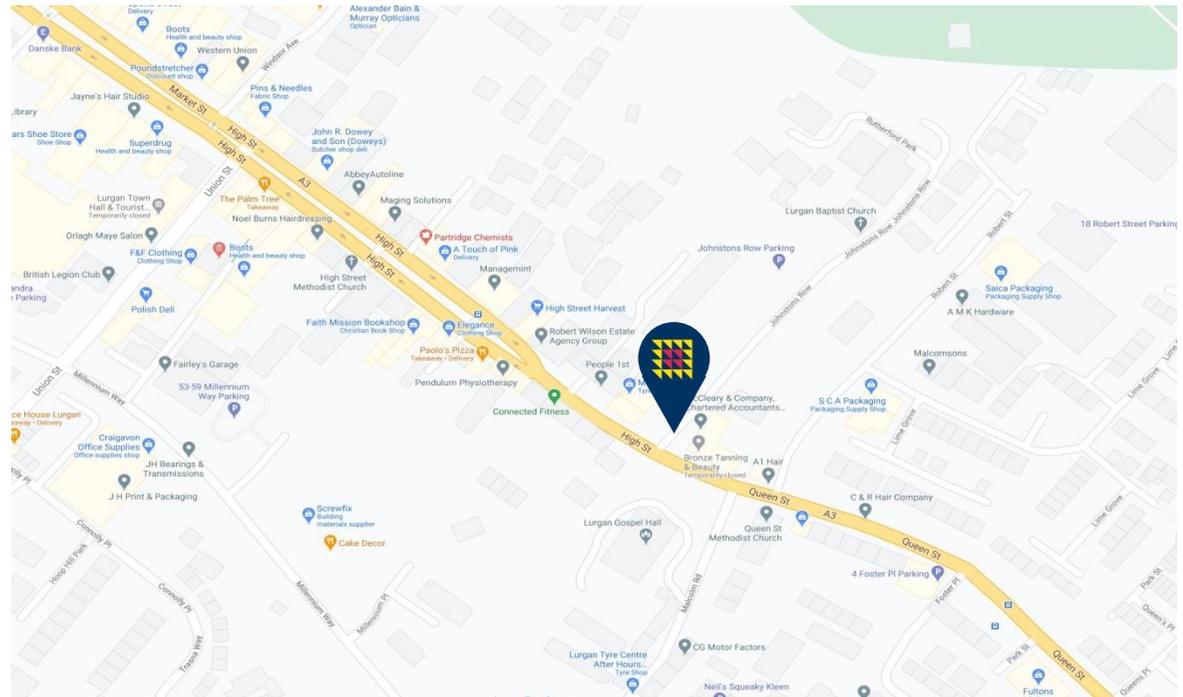
46.7 sq m

503 sq ft

TOTAL

289 sq m

3,112 sq ft





Customer Due Diligence

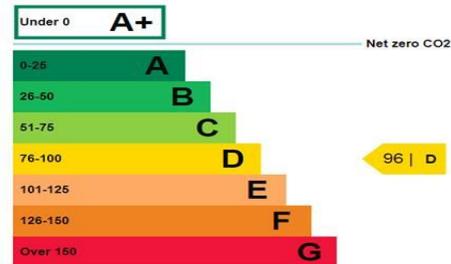
As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/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 OKT. 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.

Energy efficiency rating for this property

This property's current energy rating is D.



SALES DETAILS

PRICE: Offers in the region of £130,000
TITLE: Assumed Freehold

LEASE DETAILS

TERM: Negotiable
RENTAL: £15,000 per annum

NAV

From our review of the Land and Property Service online website, the NAV for the subject property is £13,200. The commercial rate in the pound for 2020 / 2021 is £0.533413.

Please note that all perspective purchasers / tenants should make their own enquiries to confirm the NAV / rates payable.

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

FURTHER DETAILS



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Our Ref: JC/EC/9024

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