



FOR SALE

9 High Street, Lurgan BT66 8AA

Substantial town centre retail holding extending to c. 13,000 sq ft

LOCATION

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 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.

DESCRIPTION

The subject property comprises a substantial end terrace commercial building over basement, ground and first floors.

Basement level is accessed via Moores Lane and has been subdivided into two separate units let to Menary Bros and Boots respectively. The **Ground Floor** comprises a substantial open plan retail unit with a glazed shop front with frontage onto the High Street.

The **First Floor** accommodation includes substantial storage space currently finished to part shell specification. The first floor could be suitable for a large variety of uses, subject to planning.

ACCOMMODATION

DESCRIPTION

AREA (SQ M)

AREA (SQ FT)

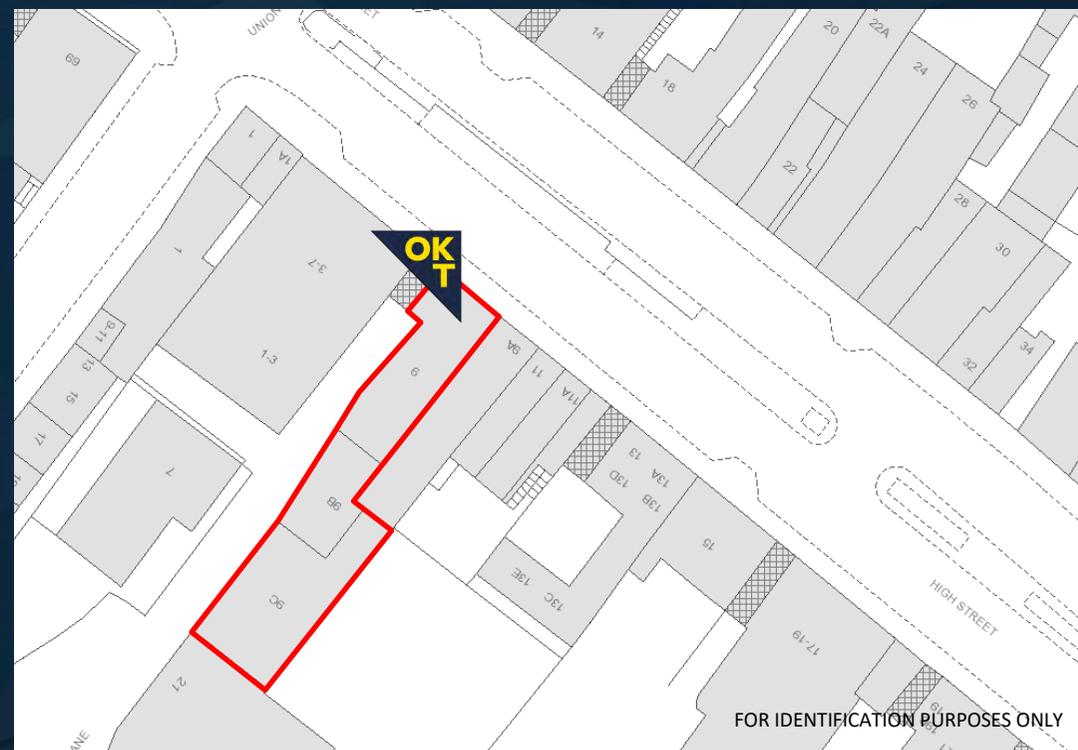
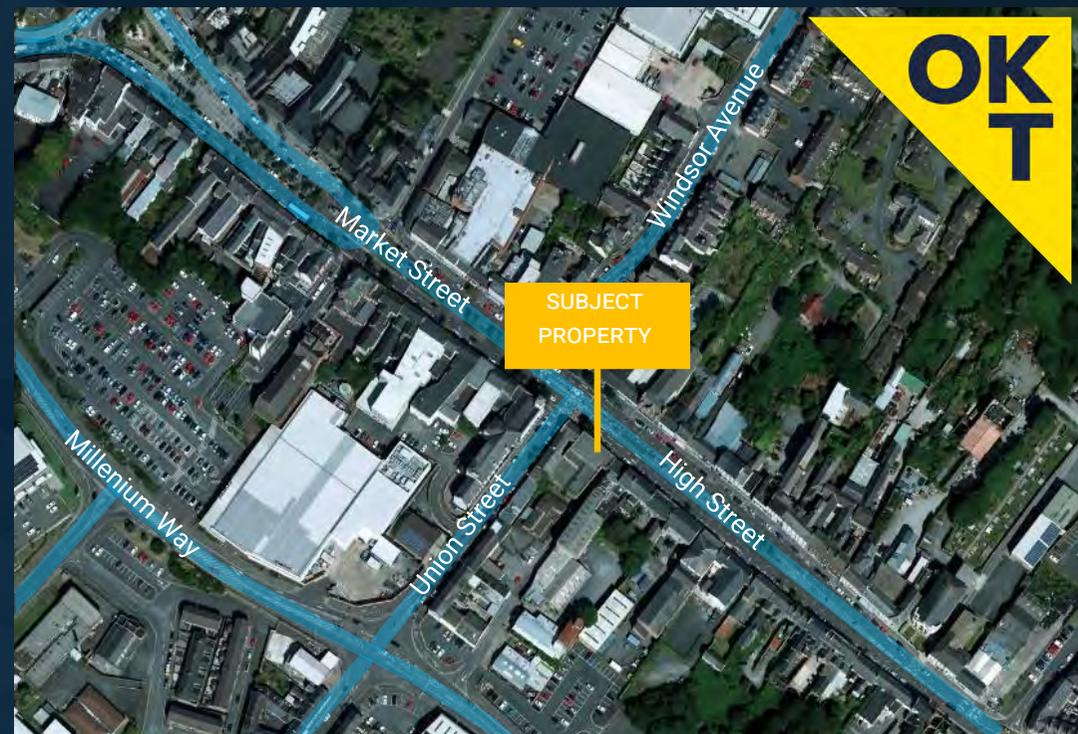
9 High Street	c. 200 sq m	2,000 sq ft
9B High Street	c. 193 sq m	2,086 sq ft
9C High Street	c. 166 sq m	2,000 sq ft

TOTAL ACCOMMODATION

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 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.

REF: 9032



SALES DETAILS

PRICE: Offers in the region of £215,000
TITLE: Long leasehold subject to a nominal ground rent of £13.75 p.a.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

VAT

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

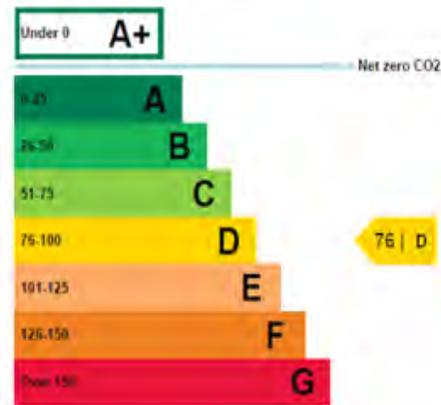
NAV (RATES PAYABLE)

9 High Street: £24,700 (Estimated rates payable in accordance with LPS Website: £13,922.03)

9B High Street: £9,200 Estimated rates payable in accordance with LPS Website: £5,185.53)

9C High Street: £8,250 Estimated rates payable in accordance with LPS Website: £4,650.07)

All prospective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

