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# To Let

## First Floor Commercial Unit

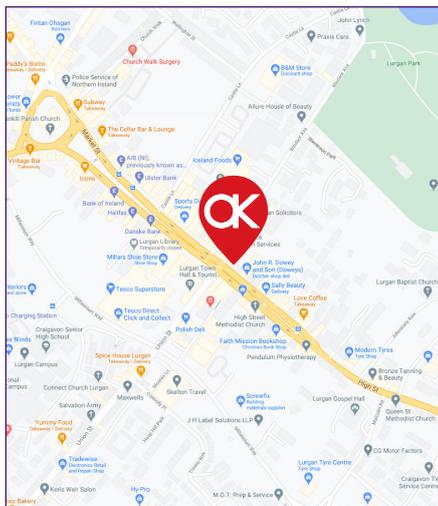
8A High Street  
Lurgan  
Co. Armagh  
BT66 8AW

COMMERCIAL UNIT



**COMMERCIAL UNIT**

**Location Map**



**Location**

Lurgan is a town in Co. Armagh and is situated near the southern shore of Lough Neagh. The town is located approximately 25 miles south west of Belfast and can be accessed easily via the M1 Motorway. Lurgan has a population of approximately 25,069 according to the 2001 Census.

The subject property is located on High Street, one of Lurgans most popular shopping destinations. It is surrounded by a mix of commercial occupiers to include; Clear Pharmacy, Boots, Sports Direct, Born and Bred and Tesco Supermarket.

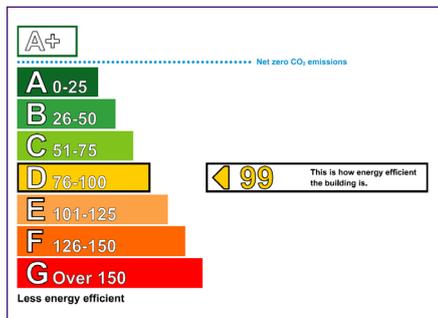
**Description**

This first floor commercial unit is primarily opened plan with an enclosed office, fitted kitchen and WC's to the rear. It is finished to a high standard throughout and benefits from:

- Individual access
- Painted and plastered walls
- Part wooden part carpeted flooring
- Fluorescent lighting
- WC facilities

This is a flexible space and would be suitable for a variety of commercial uses.

**EPC**



**Accommodation**

Description	Sq Ft	Sq M
First Floor	1,108	102

**Rates**

We have been advised by the Land and Property Services of the following rating information:

**Net Annual Value (NAV):** £6,000  
**Rate in the £ 2020/2021:** £0.533413

**Lease Details**

On application.

**VAT**

All prices, rentals and outgoings are quoted exclusive of VAT.

**Internal Photo**



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