



FOR SALE (Due to Abortive Negotiations)

Former Banking Hall extending to c. 5,826 sq ft (541 sq m)

4–8 Market Street, Lurgan BT66 6AQ



OKT

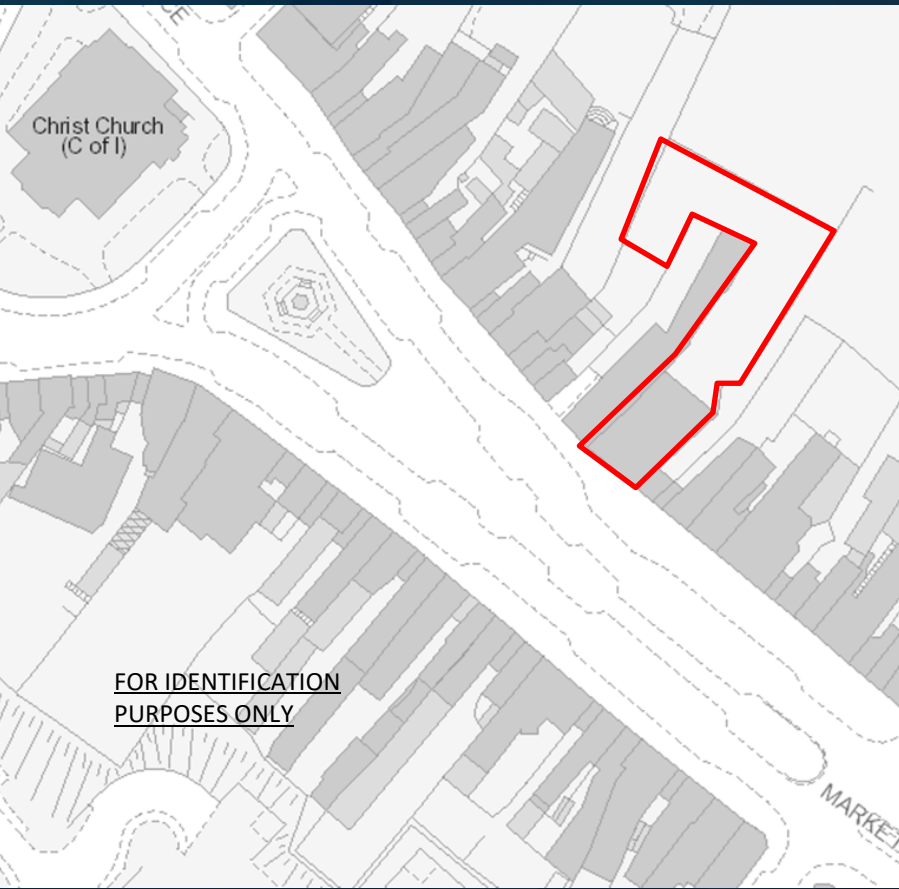
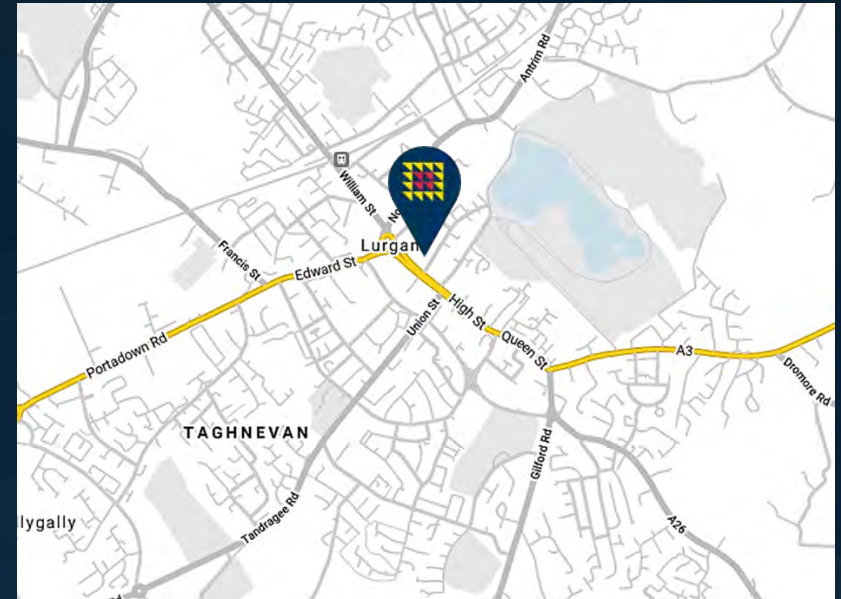
O'CONNOR KENNEDY TURTLE

LOCATION

Lurgan is a busy town in County Antrim, situated approximately 5 miles from Moira, 6.5 miles from Portadown and 18 miles from Belfast and it is on the Belfast to Dublin railway line.

Lurgan has excellent transport links to the M1 Motorway which provides quick and direct access to Lisburn, Belfast, Dungannon and Omagh.

The subject is prominently located on Market Street within the town centre, which is home to a range of national and local traders.



c. 25,000
Population at last Census



Neighbouring occupiers include Ulster Bank, Gordons Chemist, Savers & Sports Direct



Easily accessed via the M1/A3 with an abundance of public car parking in close proxim-



c. 10 mins walk to train station

TRAVEL TIMES

**10
MINS**

Drive to
CRAIGAVON

**15
MINS**

Drive to
PORTADOWN

**30
MINS**

Drive to
BELFAST

FOR IDENTIFICATION
PURPOSES ONLY

DESCRIPTION

The subject comprises a two storey building in the heart of the town centre on a site of c. 0.35 acres..

The property benefits from extensive glazed frontage onto Market Street and occupies a prominent trading pitch within the town centre.

The accommodation comprises the former banking hall, customer area, interview rooms, offices and strong room, with the first floor providing staff and office accommodation and stores.

The property is well fitted throughout with finishes including carpeted flooring painted / plastered walls, part suspended ceilings with recessed spot / strip fluorescent lighting and air conditioning.

Externally the subject benefits from a large dedicated car park which is positioned behind the main building and accessed via an archway from Market Street.

Suitable for a wide variety of uses to include retail / office / residential, subject to any necessary planning consents.



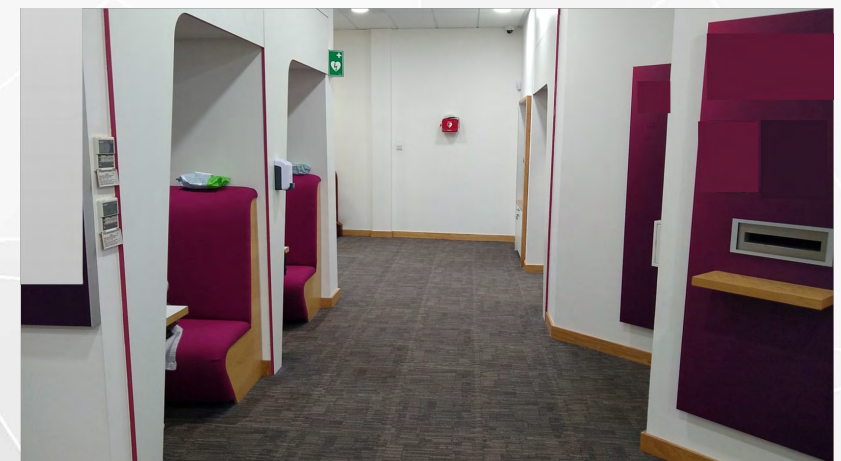
ACCOMMODATION

Description	Area sq m	Area sq m
BASEMENT	c. 140 sq m	1,509 sq ft
GROUND FLOOR	c. 301 sq m	3,238 sq ft
FIRST FLOOR	c. 100 sq m	1,079 sq ft
Total G.I.A. Accommodation	c. 541 sq m	5,826 sq ft

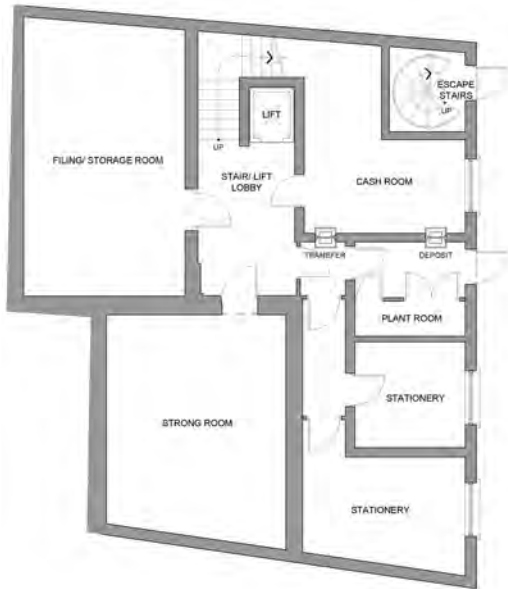
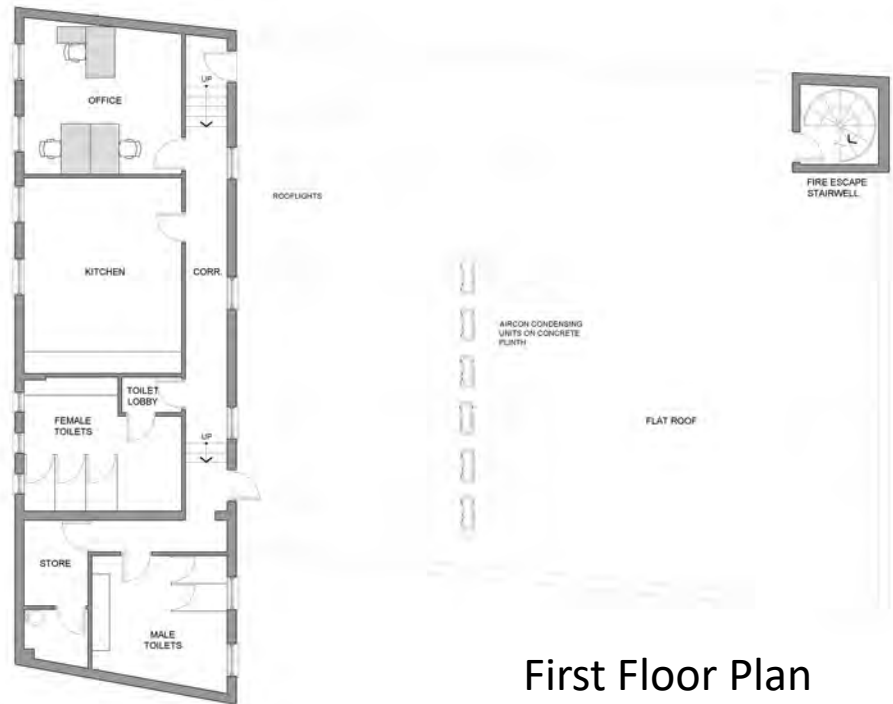
Note: Scaled floor plans are available upon request.

SITE AREA

The subject extends to c. 0.35 acres



FLOOR PLANS



SALES DETAILS

PRICE

We are seeking offers in the region of £250,000.

TITLE

The property is held by way of freehold title., with part of the car park having a qualified title—further details on request.

VAT

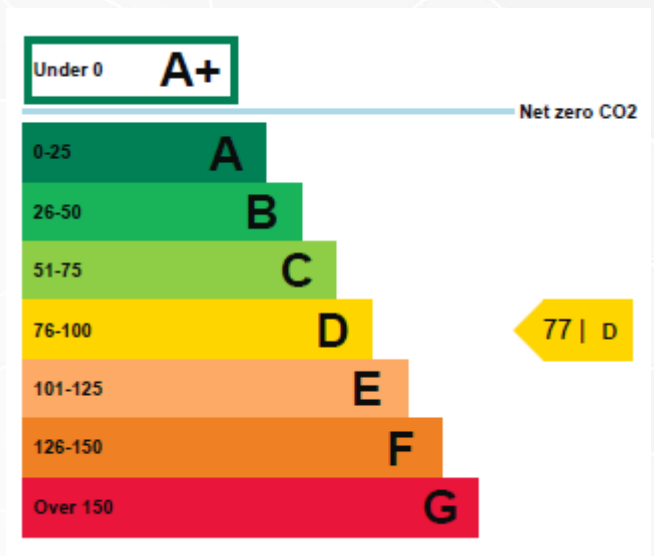
All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV

We are advised by the Land and Property Service that the Nav for the subject property is £35,200. The commercial rate in the pound for 2022/2023 is £0.543607.

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

EPC CERTIFICATE



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.

FILE REF: 9129

CONTACT DETAILS

IAIN MCCABE

ian.mccabe@okt.co.uk

ALAN MCKINSTRY

alan.mckinstry@okt.co.uk

028 9024 8181

OKT.CO.UK



OKT for themselves and for the Vendors or Lessors of this property whose agents they 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.