



FOR IDENTIFICATION PURPOSES

FOR SALE / TO LET

Prominent Town Centre Retail / Office Building

9A High Street, Lurgan, BT66 8AA



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 town has a resident population of 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.

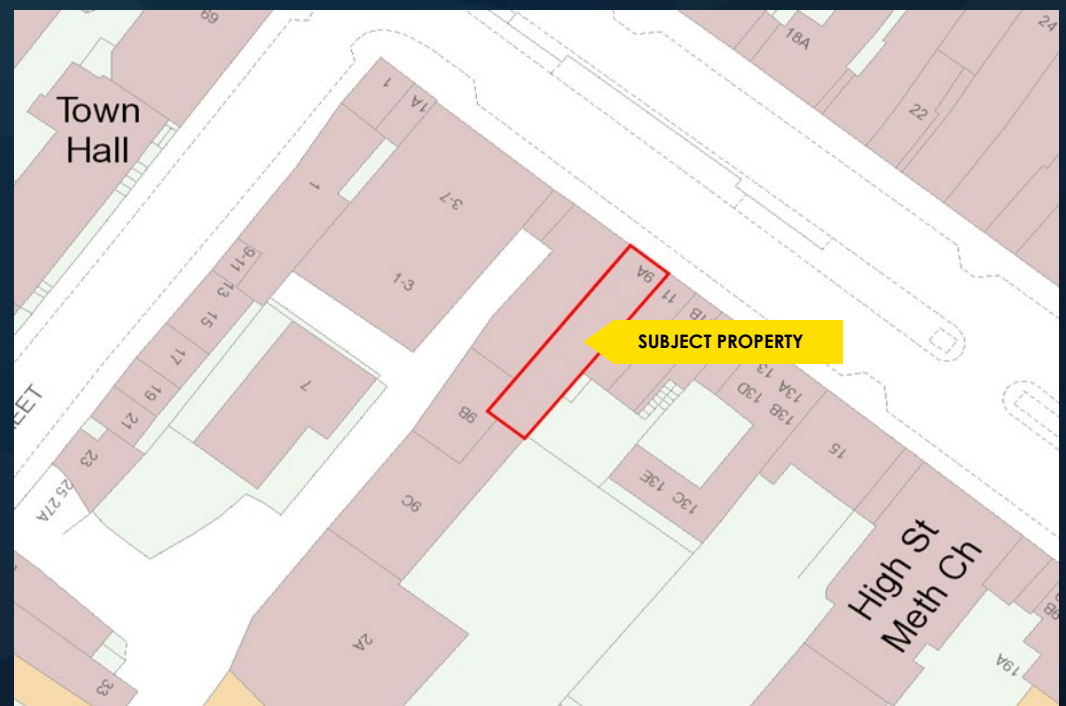
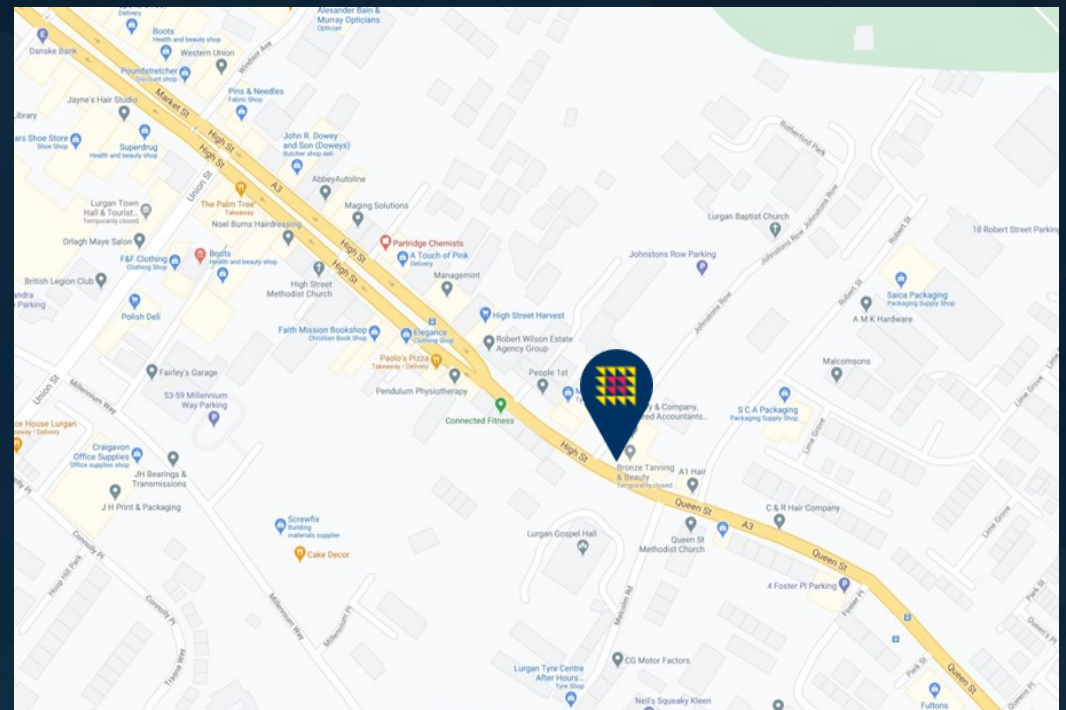
DESCRIPTION

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



SALES DETAILS

PRICE: Offers in the region of £130,000
TITLE: We assume the property is held under freehold title
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

LEASE DETAILS

TERM: Negotiable
RENTAL: £15,000 per annum

RATES

We are advised that the current NAV for the subject is £13,200. Estimated Rates Payable in accordance with LPS website: £7,440.11

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

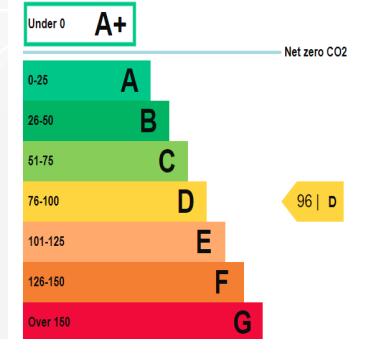
Customer Due Diligence:

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.

File No. 9024



This property's current energy rating is D.



CONTACT DETAILS

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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.