

# For Sale / To Let

## 1 Edward Street, Lurgan, BT66 6DB (Master McGrath Arms)

Extensive Licenced Premises / Potential Development Site Subject to Planning Permission



### Building/Site

Highly prominent public house with development potential



### Location

Prime town centre location with high vehicular / pedestrian footfall



### Size

c. 4,445 sqft / 413 sqm comprised over two floors on a site of c.0.11 acres



### Licence

Intoxicating Liquor Licence included in the sale / lease



### Price / Rent

Offers over £350,000 exc. / Rent £26,000 exc. per annum

## Long Established Public House / Potential Development Site (Subject to Planning)

### Features

- Long established public house.
- Superb opportunity to re-establish a profitable business in a popular location.
- Intoxicating liquor licence included in the sale / lease.
- Prime high street location.
- Fully fitted bar requiring minimal initial capital expenditure.
- Off-licence unit included.
- Private beer garden.
- Billboard advertising station.
- Potential development site subject to planning.

### Location

Located on Edward Street in Lurgan Town Centre, the property benefits from high vehicular and pedestrian footfall. The subject neighbours many thriving businesses including Toals Bookmakers and is close to the main train line to Belfast and Dublin.

### Description

This property extends to c.4,445 sqft / 413 sqm over two floors to include a main bar, two private function rooms, an off-licence unit and a private beer garden.



## Accommodation

We have summarised the approximate GIA floor areas below:-

	Sq M	Sq Ft
Front Bar	110.21	1,186
Back Bar	48.41	521
Off License	27.4	295
Function Room 1	14.1	152
Function Room 2	51	549
Pool Room	69.31	746
<b>Total</b>	<b>320.43</b>	<b>3,449</b>

## Lease Details

Rent: £26,000 per annum  
Term: 5 years minimum  
Service Charge: N/A  
Insurance: Landlord to pay and tenant to reimburse

## Rates

Rates payable £12,438 per annum 2024/2025.

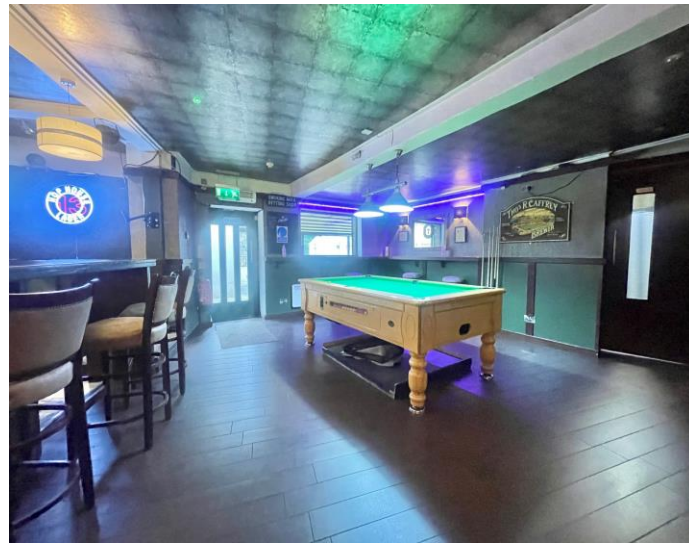
## Price / Rent

Offers over £350,000 exc. to purchase or rental proposals invited at £26,000 exc. per annum.

## VAT

We are advised the property is currently not VAT registered.





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# To find out more, please contact:

## Gavin Weir

Tel: +44 (0)28 9031 6127

Mobile: 07795806315

Email: gavin.weir@avisonyoung.com

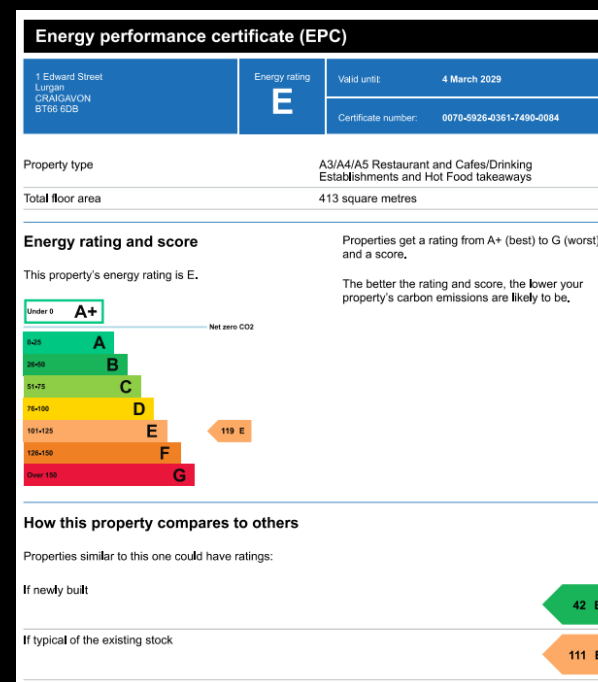
## James Nelson

Tel: +44 (0)28 9013 0738

Mobile: 07403821012

Email: james.t.nelson@avisonyoung.com

## Energy Performance Certificate



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