



To Let Warehouse/Retail

134b Victoria St, Lurgan, Craigavon BT67 9DH



McKIBBIN
COMMERCIAL

028 90 500 100

DESCRIPTION

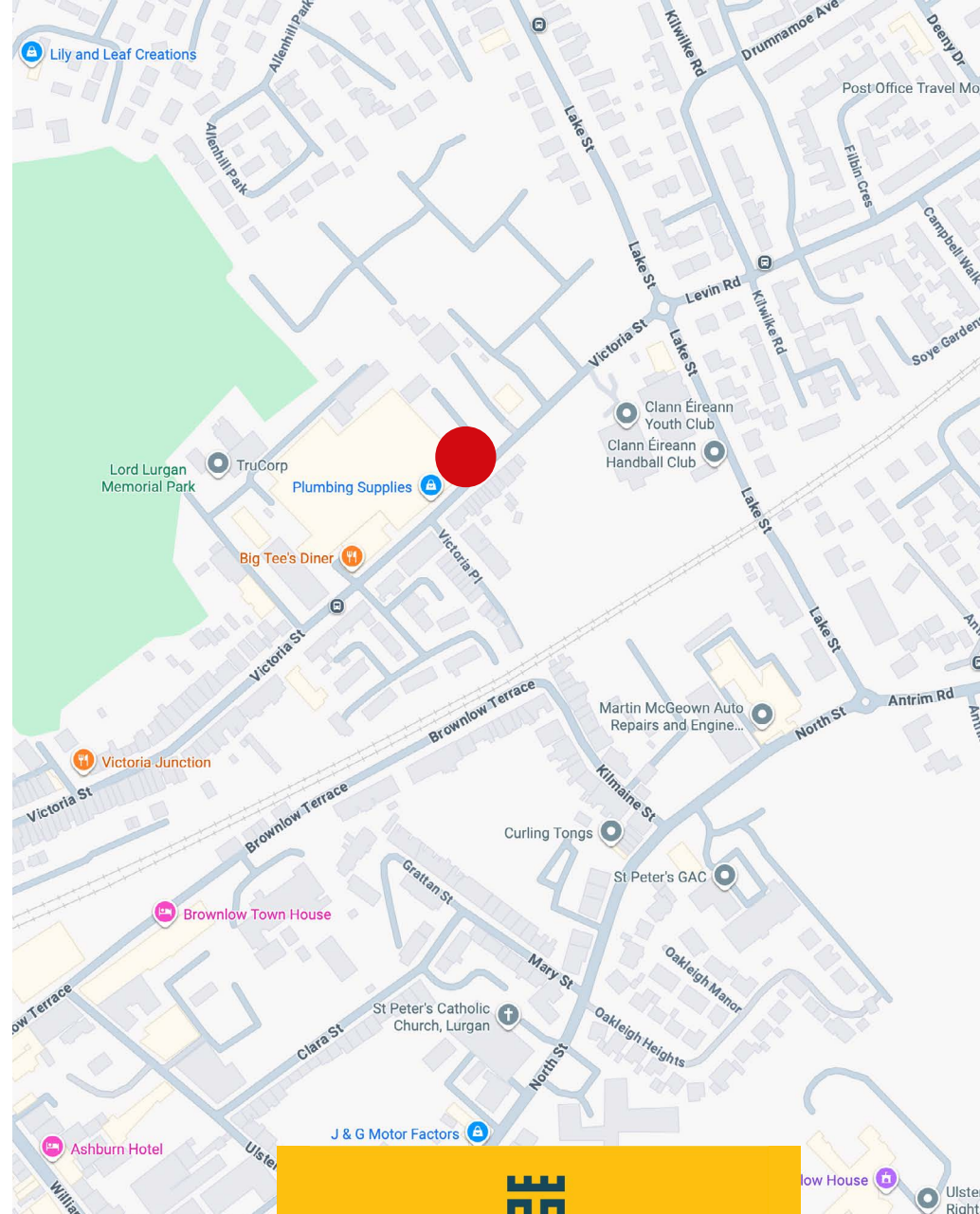
- Currently laid out as a takeaway unit.
- Benefits from concrete flooring, roller shutter doors
- On-site car parking and secure yard space available.
- Suitable for a variety of industrial, storage, or retail uses (subject to planning).

LOCATION

- Prominently positioned on Victoria Street, a well-established industrial and commercial area in Lurgan.
- Excellent access to the M1 Motorway (Junction 10), providing direct routes to Belfast, Portadown, and Dungannon.
- The property benefits from proximity to Lurgan town centre, offering nearby amenities and services.
- Surrounding occupiers include a mix of manufacturing, engineering, and distribution businesses.
- Strategically located for both local and regional distribution across Northern Ireland.

LEASE DETAILS

Term:	Negotiable.
Rent:	£12,000 per annum, exclusive.
Repairs & Insurance:	Tenant responsible for internal repairs and reimbursement of a fair proportion of the buildings insurance premium to the Landlord.
Service Charge:	Levied to cover a fair proportion of the cost of external maintenance and repairs, together with any reasonable outgoings of the Landlord.



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ACCOMMODATION

Description	Sq M ²	Sq Ft ²
Net Internal Area	167.23	1,800

RATES

We understand that the property has been assessed for rating purposes, as follows:

NAV: £6,100.00

Rate in £ 2025/26 = 0.6099688525

Therefore Rates Payable 2023/24 = £3,720.81

Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to value added tax.



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EPC

Awaiting EPC

CONTACT

For further information or to arrange a viewing contact:

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