

9 North Street, Lurgan, Armagh, BT67 9AG

£249,950

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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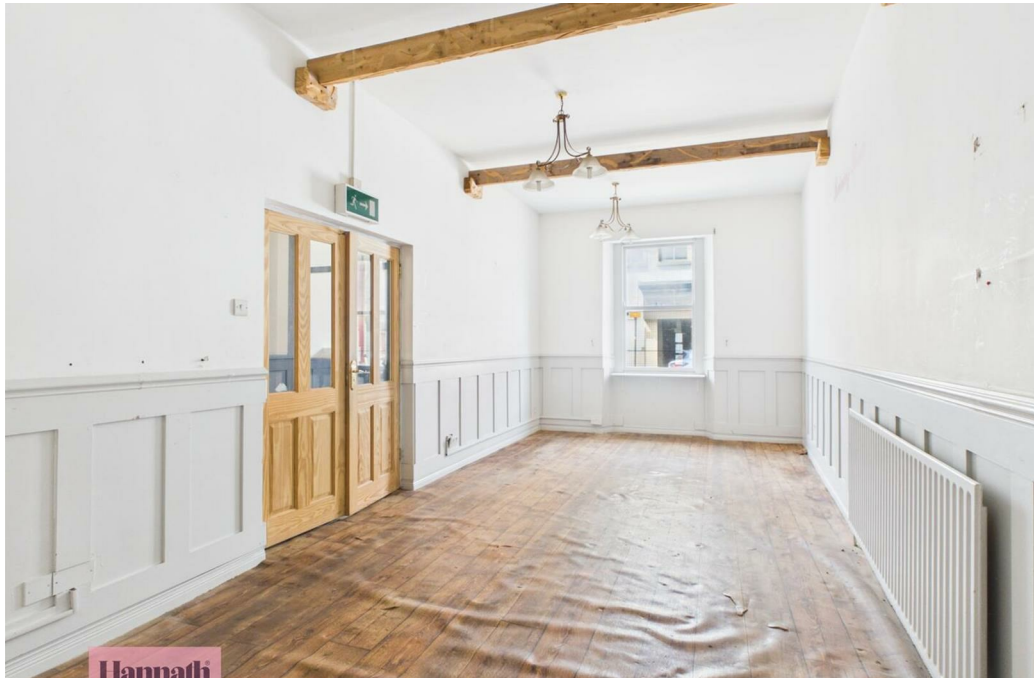
Commercial and Residential Investment Opportunity - North Street, Lurgan

FOR SALE: First Floor Apartment & Ground Floor Commercial Premises

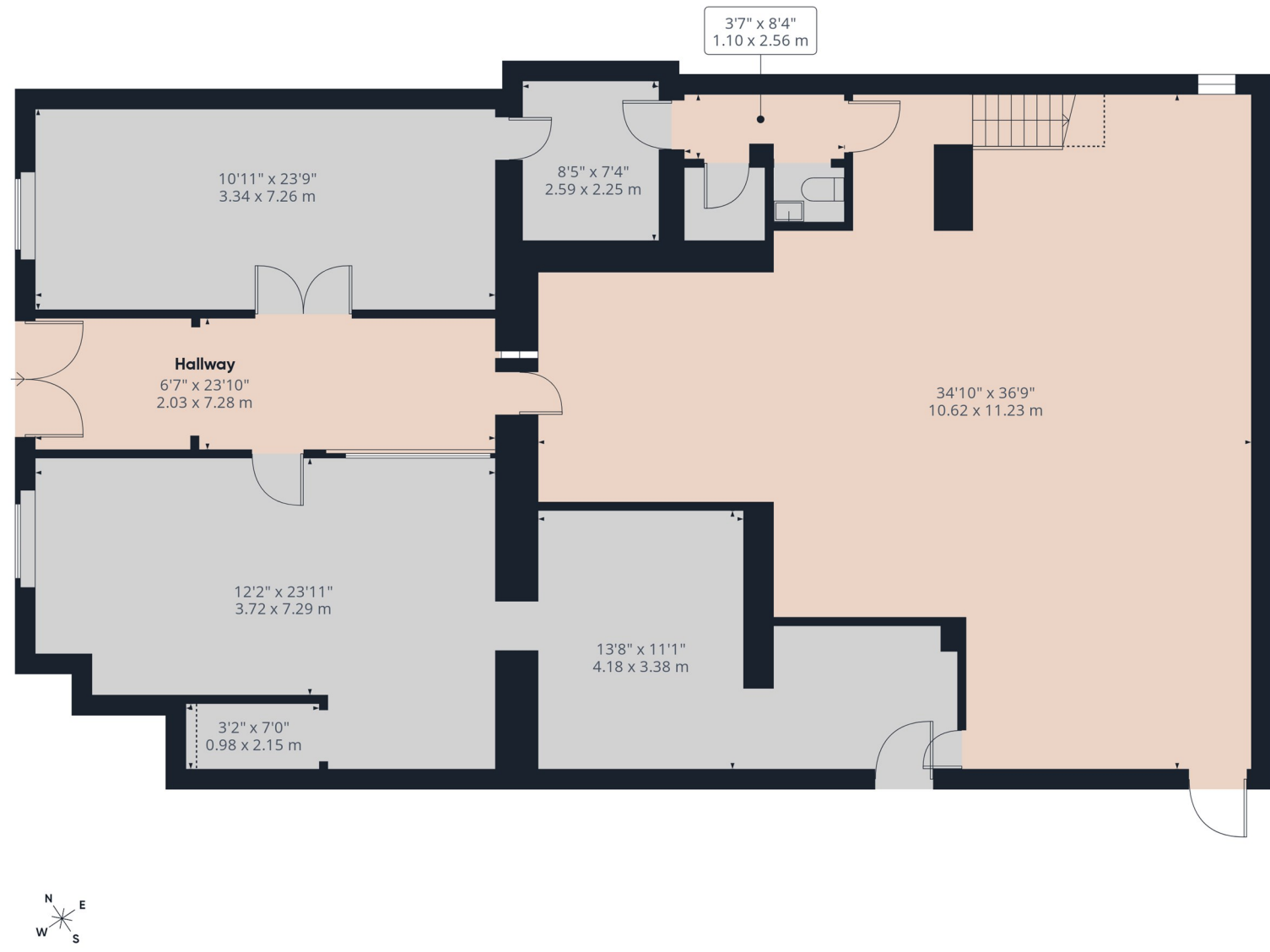
## Property Overview:

An excellent investment opportunity with this mixed-use building located in the vibrant and bustling North Street, at the heart of Lurgan town center. This property offers a ground-floor retail unit and an immediate rental return from its first-floor flat. The residential accommodation is accessible via a separate entrance into a stairway leading to two bedrooms, one large reception, two bathrooms, and kitchen.

Location:







**Approximate total area<sup>(1)</sup>**  
1998 ft<sup>2</sup>  
185.7 m<sup>2</sup>

**Reduced headroom**  
17 ft<sup>2</sup>  
1.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**