



Instinctive
Excellence
in Property.

To Let

Office Accommodation
c. 1,067 sq ft (99 sq m)

4 High Street
Lurgan
BT66 8AW

OFFICE

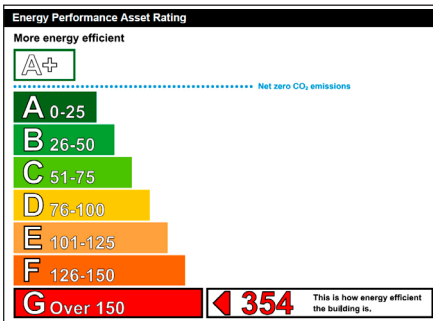


OFFICE

Location Map



EPC



Location

Lurgan is located approximately 25 miles south west of Belfast and is easily accessible to the city via the M1 motorway. Lurgan has an approximate population of 25,069 (2001 census). The subject premises occupies a prominent position on the High Street which is one of the towns main shopping streets. Neighbouring occupiers include Malibu Sunbed Studio, The Windsor Bakery, Millars Shoe Store and Clear Pharmacy.

Description

The subject property is a 3 storey mid terraced commercial premises comprised of office accommodation on the first and second floor and a ground floor reception area with two WCs with frontage onto the High Street. Internally the property is finished to include carpeted flooring, plastered, painted and papered walls, fluorescent strip lighting, double glazed windows and Economy 7 heating.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor	134	12.4
First Floor	555	51.5
Second Floor	378	35.1
Total	1,067	99

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £5,300
Rate in the £ for 2022/2023: £0.543607

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

Lease Details

Term: By negotiation
Rent: On application
Repairs: Full repairing and insuring
Insurance: The tenant is to reimburse the landlord a fair proportion of the cost of the insurance premium for the property

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CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

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