



Instinctive
Excellence
in Property.

To Let

Excellent Retail Unit
Capable of Subdivision
c. 2,153 - 5,290 sq ft

8-10A High Street
Lurgan
BT20 5AF

RETAIL



To Let

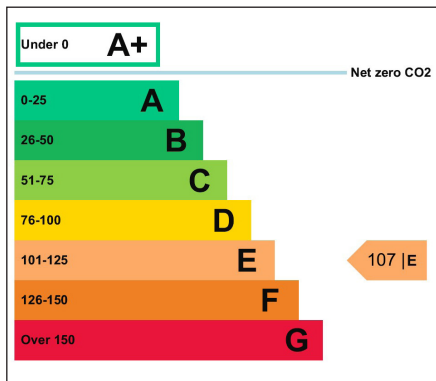
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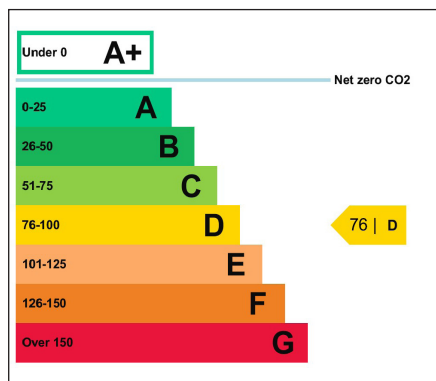
RETAIL

EPC

8-10 High Street



10A High Street



Location

The subject retail unit is situated in High Street, Lurgan. Lurgan is a town in Co. Armagh and is situated near the southern shore of Lough Neagh. The town is located approximately 25 miles south west of Belfast and can be accessed easily via the M1 Motorway. Lurgan has a population of approximately 25,069 according to the 2001 Census.

Description

The subject premises comprises of retail accommodation on the ground floor with the first floor available for office space.

The property is currently fitted to include:

- plaster/painted walls
- carpeted flooring
- suspended ceilings
- w/c facilities

Access is also granted via a rear service yard, located off Windsor Avenue.

Property capable of sub-division. Units available from c. 2,153 sq ft to include retail and storage space. Contact agent for details.

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	4,756	441.8
First	534	49.6
Total Accommodation	5,290	491.5

Rates

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

Net Annual Value

8 High Street:	£18,900
10 High Street:	Requires assessment by LPS
10A High Street:	£16,100
Rate in the £ for 2022/2023:	£0.543607

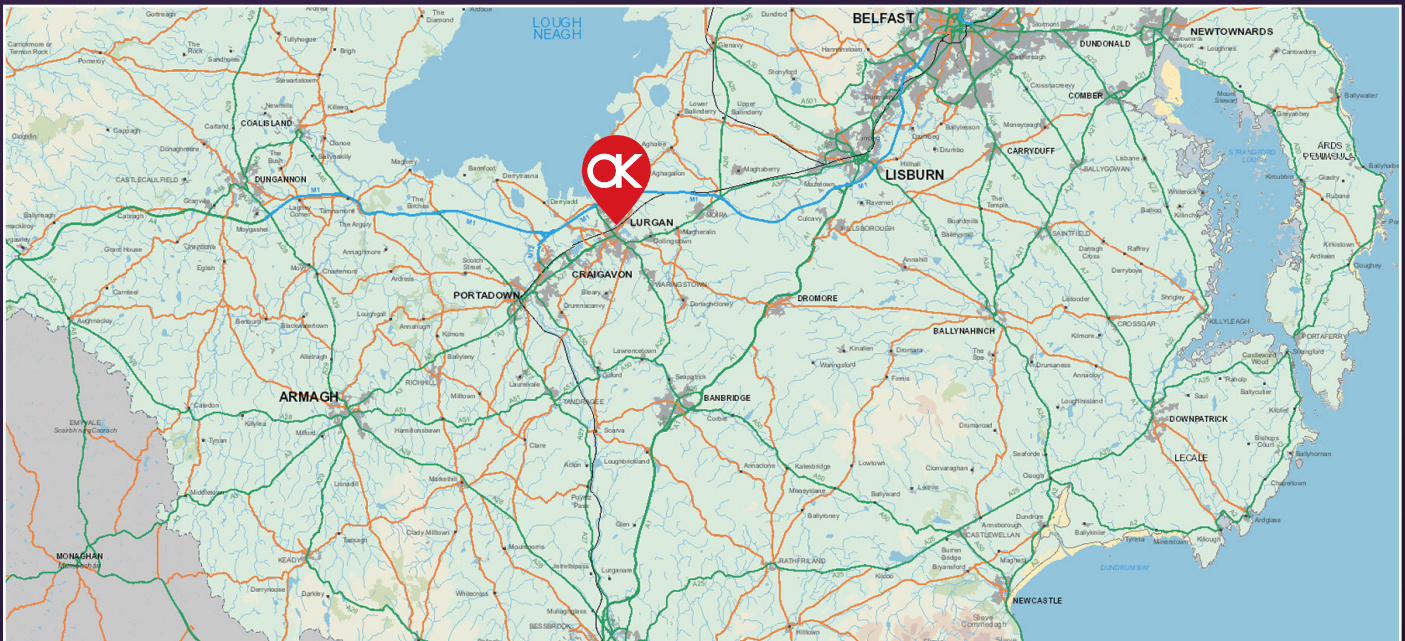
Lease Terms

Term:	Minimum 5 years
Rent:	On application
Repairs:	Internal repairing and insuring
Insurance:	Tenant to contribute a fair proportion of expenditure

VAT

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





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CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

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