

## **RETAIL TO LET**

## 18 HIGH STREET LURGAN BT66 8AW



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## Summary

- Superb retail unit located in the centre of Lurgan.
- Extends to approximately 1,969 sq ft (182.90 sq m) to includea sales area in excess of 1,000 sq ft.
- Nearby occupiers include Abbey Insurance, Clear Pharmacy and John R Dowey Butchers.
- Benefits from an abundance of on-street car parking.

## **Location & Description**

Located in a prominent position in the centre of Lurgan in High Street, close to the junction where High Street meets Union Street.

Finished to a good standard to include suspended ceilings with integrated fluorescent strip lighting and an electronically operated roller shutter.

## Accommodation

We calculate the approximate Net Internal Areas to

be as follows:-

Total	1,969 sq ft	182.90 sq m
1st Fl Store	78 sq ft	7.22 sq m
1st Fl Store	143 sq ft	13.28 sq m
Store	142 sq ft	13.21 sq m
Kitchen	62 sq ft	5.72 sq m
Office	131 sq ft	12.16 sq m
Dispensory Area	333 sq ft	30.91 sq m
Sales Area	1,081 sq ft	100.40 sq m

## Rent

£10,000 per annum.

## **Lease Details**

By negotiation.

## Repairs

The tenant to be responsible for both interior and exterior repairs.

## **Management Fees**

The tenant to be responsible for payment of agent's management fees, calculated at 5% plus VAT of the annual rent.

## Insurance

The tenant to be responsible for reapayment to the Landlord of the building insurance.

## Rates

NAV: £21,400 Rate in £ (2019-2020): 0.600984 Rates Payable: £12,861 per annum approx.

\* The above figures have been supplied by Land & Property Services.

# VAT

All figures quoted are exclusive of VAT, which may be payable.

**EPC** 

## Viewing

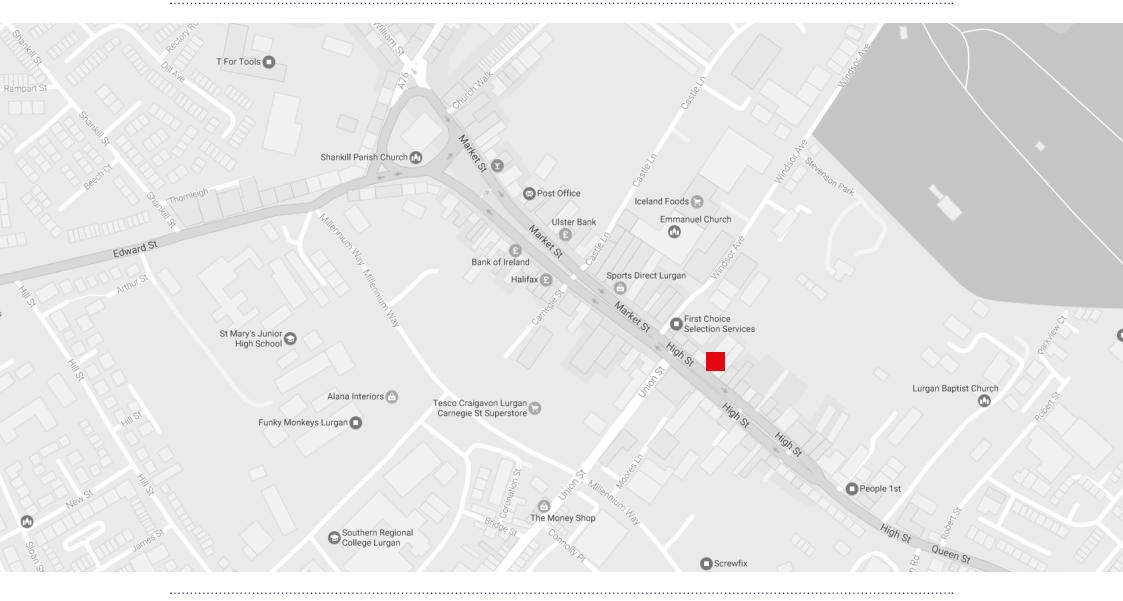
Strictly by appointment with the Sole Letting Agents:

Frazer Kidd T: 028 9023 3111 E: mail@frazerkidd.co.uk





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### For further information please contact:



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