

# McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS



02890 500 100

# TO LET

## RETAIL UNIT

48 CHURCH PLACE  
LURGAN  
BT66 6HD

c. 239 M<sup>2</sup> (2,571 FT<sup>2</sup>)



## CONTACT:

Brian Wilkinson  
E: [bw@mckibbin.co.uk](mailto:bw@mckibbin.co.uk)

McKIBBIN COMMERCIAL  
PROPERTY CONSULTANTS  
CHARTERED SURVEYORS

Callender House,  
58-60 Upper Arthur Street,  
Belfast BT1 4GJ

T: 02890 500100  
E: [property@mckibbin.co.uk](mailto:property@mckibbin.co.uk)

## JOINT AGENT:

Lisa McAteer  
CBRE  
Tel: 0792 0188 003

## DESCRIPTION

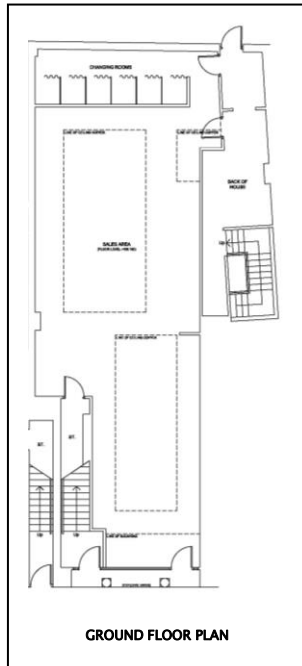
- The subject premises occupies a prominent location on the main retail pitch within Lurgan Town Centre.
- The unit provides open plan sales area at ground floor level with electric roller shutter, aluminium shop front together with basement storage.
- Lurgan is a busy market town located approximately 25 miles south-west of Belfast with a resident population of approximately 25,000.
- Other occupiers in the vicinity include First Trust Bank, Subway, Gordons Chemists, Savers, Card Factory and The Mortgage Shop.

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# TO LET

## RETAIL UNIT 48 Church Place, Lurgan



NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

### LEASE DETAILS

**Term:**  
10 years

**Rent:**  
£13,000 per annum, exclusive

**Rent Review:**  
Upwards only rent review every five years.

**Repairs & Insurance:**  
Tenant responsible for internal repairs and reimbursement of a proportionate part of the buildings insurance premium.

**Service Charge:**  
Levied to cover a fair proportion of the cost of external repairs and other reasonable outgoings of the Landlord.

**JOINT AGENT:**  
Lisa McAteer  
CBRE  
Tel: 0792 0188 003

### ACCOMMODATION

Ground Floor	Area
Internal Frontage	– c. 3.65 m ( 12 ft)
Sales Area	– c. 129.36 m <sup>2</sup> (1,392 ft <sup>2</sup> )
<b>Basement</b>	
Stores	– c. 109.61 m <sup>2</sup> (1,179 ft <sup>2</sup> )
WC Accommodation	
<b>Total Net Internal Area</b>	<b>– c. 238.97 m<sup>2</sup> (2,571 ft<sup>2</sup>)</b>

### RATES INFORMATION

NAV £11,900  
Rate in £ 2023/24 = 0.563645  
Rates Payable 2023/24 = £5,365.90

(includes 20% Small Business Rates Relief)

### VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

### EPC

