



**JOYCE CLARKE**

TAKING YOU HOME

## FOR SALE

103A Gilford Road

Lurgan

BT66 7AB

Bedroom	0
Reception	0
Bathroom	0



High specification commercial premises with unique and striking design

Offers in Region of: £235,000

Viewing strictly by appointment only

### Opening Times

Monday to Friday 9:00am - 5.30pm

Saturday 10:00am - 12.00pm

Sunday Closed

Open during lunchtime

028 3833 1111

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2 West Street, Portadown, BT62 3PD



# JOYCE CLARKE

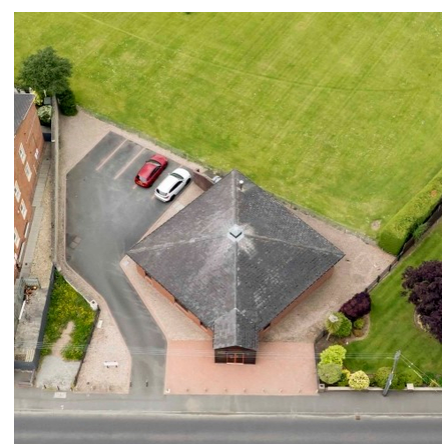
TAKING YOU HOME

103a Gilford Road, Lurgan is a much admired commercial building with a striking and unique design which has proved timeless over the years. Well positioned on the popular Gilford Road, this prime listing benefits from road frontage, and a self contained car park to the rear. For those wishing to run their own business the beauty of this building is it is completely flexible, with internal walls easily moved without impacting the overall structure due to meticulous attention to detail when designed. It is surprisingly spacious extending to approximately 2000 square feet, and would suit a range of businesses due to its flexible layout and enviable location.

Current business still very much trading



- High specification commercial premises with unique and striking design
- Approx 2000 sq feet
- Self contained car parking to rear
- Flexible internal layout making it highly suitable for a range of businesses
- Currently comprises of reception, directors office, Alwood kitchen with appliances, Ladies & Gents WC's, and large clearspan workspace
- Ideally located on the edge of Lurgan, and within easy reach of M1, A1 and surrounding towns
- Current business still very much operational



## MAIN OFFICE

12.77m (max) x 13.09m (41' 11" x 42' 11")

Fully flexible area with fire escape to rear.

## OFFICE

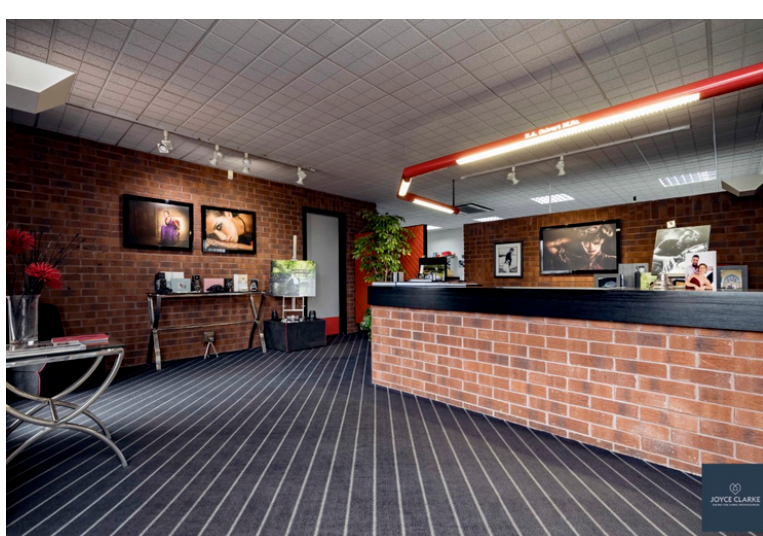
3.12m x 4.33m (10' 3" x 14' 2")

Single panel radiator

## KITCHEN DINER

2.66m x 2.97m (8' 9" x 9' 9")

Range of high and low level Alwood kitchen units with integrated HOTPOINT fridge, HOTPOINT Aquarius slimline dishwasher and eyelevel SHARP microwave. Double panel radiator. Tiled floor.



## LADIES WC

1.35m x 2.73m (4' 5" x 8' 11")

Pedestal style sink. Single panel radiator. Cubicle with WC. Fully tiled.

## GENTS WC

1.35m x 1.87m (4' 5" x 6' 2")

Pedestal style sink. WC. Single panel radiator.

## OUTSIDE

Self contained car parking laid in tarmac

