



FOR SALE

19 Market Street, Lurgan, Craigavon, BT66 6AR

EXTENSIVE HIGH STREET RETAIL BUILDING WITH TENANT

Bradley
Commercial Real Estate

Retail Investment Opportunity

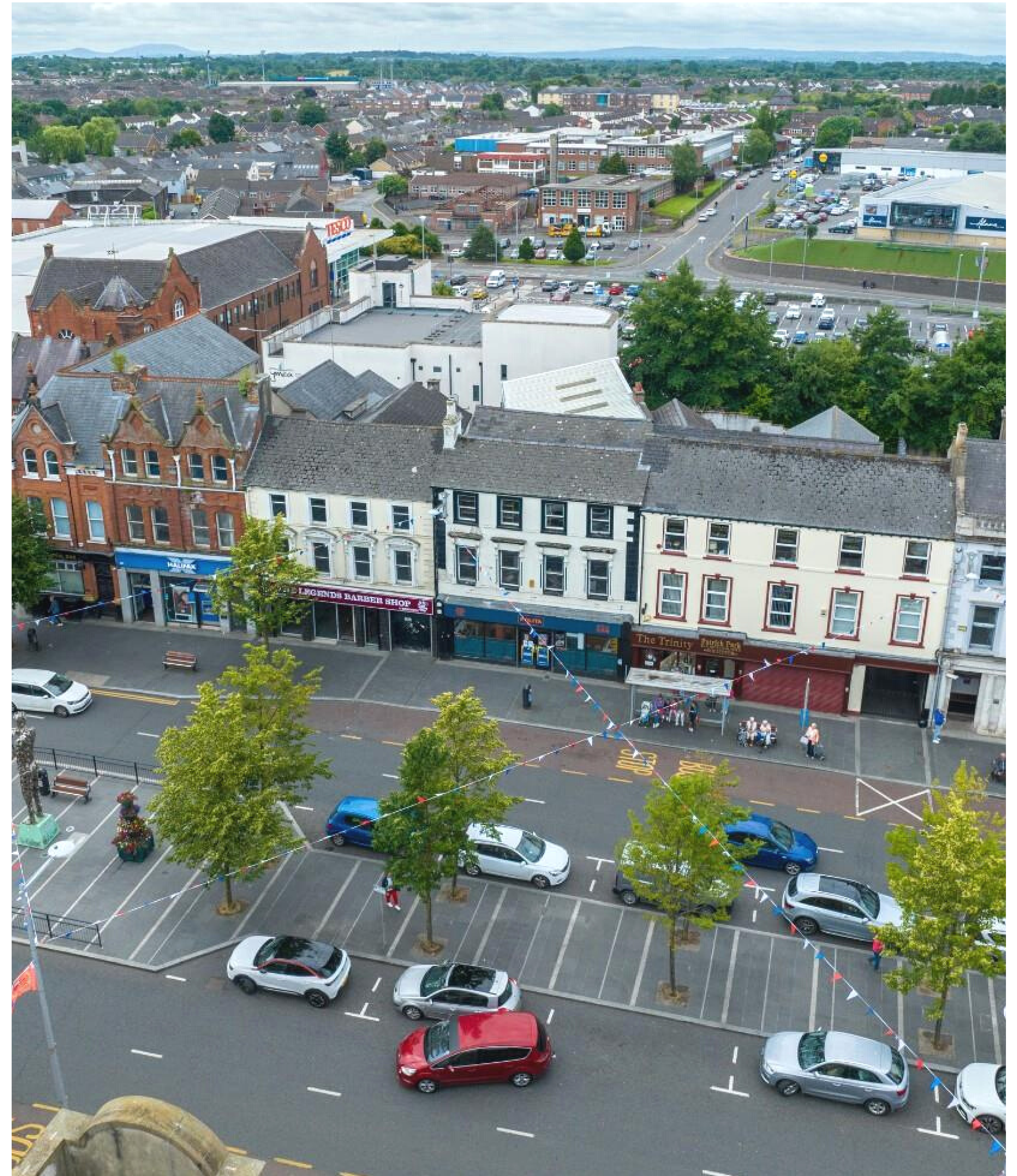
We are pleased to present a remarkable investment opportunity in the busy town of Lurgan and encompassing a tenanted supermarket. This exceptional property promises stability and growth potential, making it an ideal investment opportunity for both seasoned investors and newcomers to the market. The sitting tenant is unaffected by the sale.

Description

This building is ideally situated in center of Lurgan, ensuring high footfall and visibility. It benefits from a prime location on the main commercial street, surrounded by other retail businesses, cafes, and local amenities. Convenient access to public transportation and ample parking options make it easily accessible for both locals and visitors.

Location

Lurgan is a historic town located in County Armagh, Northern Ireland. Situated in the central part of the country, it is approximately 25 miles southwest of Belfast and 20 miles northwest of Newry. Lurgan is known for its rich heritage, friendly community, and picturesque surroundings. Lurgan's town center is a hub of activity, featuring a variety of shops, boutiques, cafes, restaurants, and local businesses.



Tenancy

One of the key advantages of this investment opportunity is the presence of reliable, long-term tenants who will remain unaffected by the sale. The sitting tenants have a strong track record of successful operations and have committed to long-term lease agreements. This ensures a consistent rental income stream and minimizes any potential disruption in cash flow. The tenants' established customer base and loyal following add to the stability and profitability of this investment.

Specification

- Ground Floor extending to 2100 Sq Ft
- Surface mounted Fluorescent lighting
- Suspended ceilings
- W.C
- Kitchenette
- Office
- CCTV
- Service lift
- Storage 1st/ 2nd Floor
- Shared service entrance
- Rear yard
- Glazed shopfront and pedestrian door
- Electric roller shutter













Price

The property is offered to market at Offers Over
£180,000

Rateable Value

NAV: £18,900

Estimated Rates Payable 22/23: £10,652.89

The annual rate calculation shows full annual rates for the current rating year (April to March). It does not include any reductions for rate reliefs, exemptions, or exclusions, or any emergency measures introduced to assist those impacted by COVID-19.

Further Information

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