

# FOR SALE - TOWN CENTRE COMMERCIAL PROPERTY (PART INCOME PRODUCING)

43-45 MARKET STREET, LURGAN, BT66 6AA

**CBRE NI**

PART OF THE AFFILIATE NETWORK



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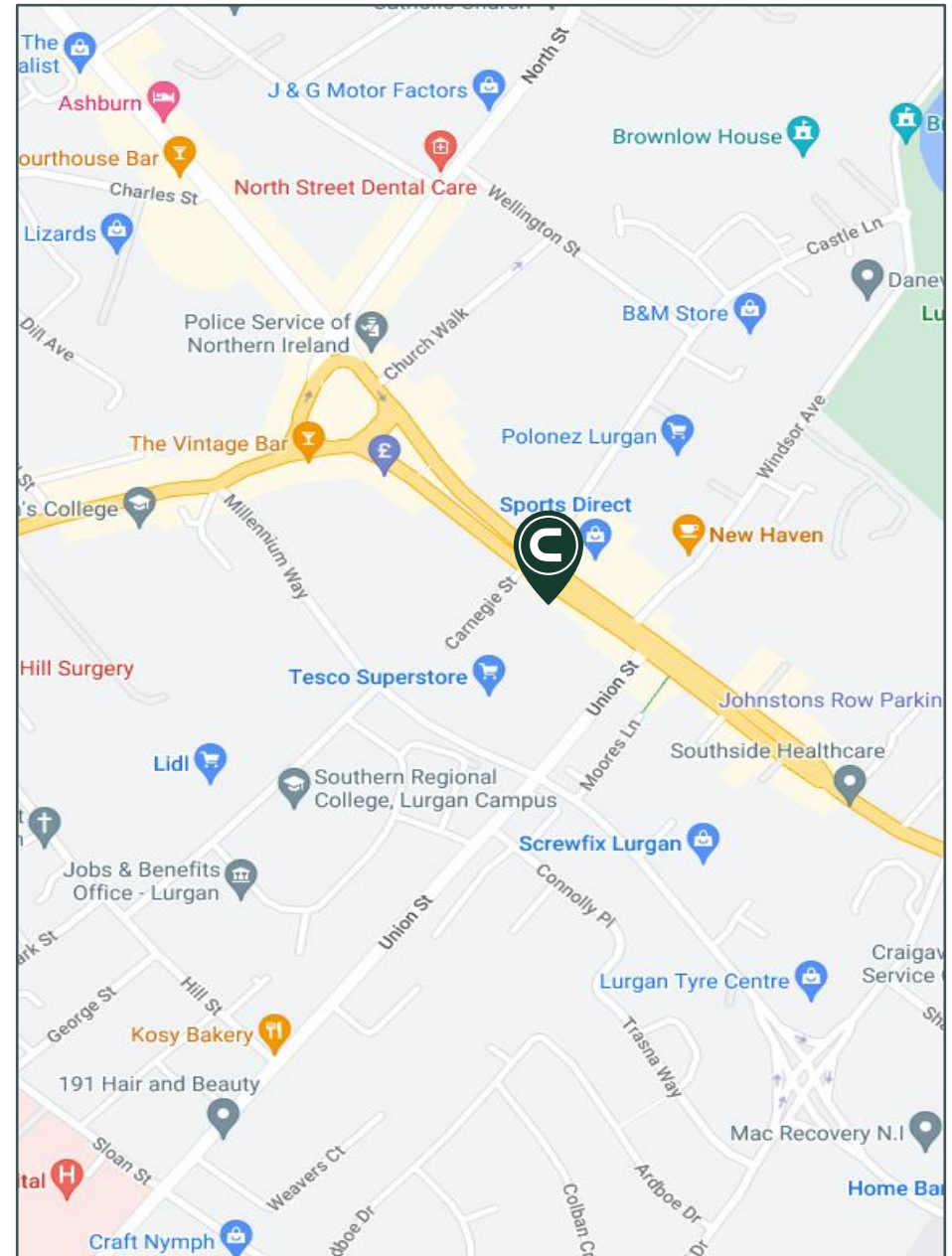
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## Location

Lurgan is a town in County Armagh located approximately 24 miles south-west of Belfast. The town benefits from good links with Belfast and is easily accessible via the M1 motorway. The subject property occupies a prominent position on Market Street which is regarded as the towns prime retail location. Neighbouring occupiers include Santander, Sports Direct and Poundstretcher as well as various independent operators

## Description

The property comprises a mid-terrace 3 storey building providing retail accommodation on the ground floor with office and storage use on the upper floors. 43 Market Street is currently vacant and offers the purchaser the opportunity to let the space and increase the rental income. 45 Market Street is currently trading as a Bureau De Change and is fitted out to the tenant's own specification. The alleyway to the left-hand side of the property provides access for servicing at the rear.



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## Tenancy Details

Unit	Tenant	Rent P/A	Lease Start Date	Term	Lease End Date	Comments
45 Market Street	Anthony Farrell and Bronagh Farrell t/a Bureau de Change	£6,000	23-Mar-20	3 years	22-Mar-23	Tennant is holding over

## Title

Assumed freehold / long leasehold.

## Sale Price

We are instructed to seek offers over £150,000 excluding VAT.

## Rateable Value

The non-domestic rate in the £ for Armagh, Banbridge and Craigavon Council for 2023/24 is £0.563645.

Property	Rateable Value	Rates Payable
43 Market Steet	£4,150	£2,339
45 Market Street	£11,400	£6,425

## Accommodation

Property	Sq Ft	Sq M
43 Market Street	GF 1,229 FF 1,005 SF 694	GF 114 FF 93.36 SF 64.47
45 Market Street	753	70
TOTAL	3,681	341.83

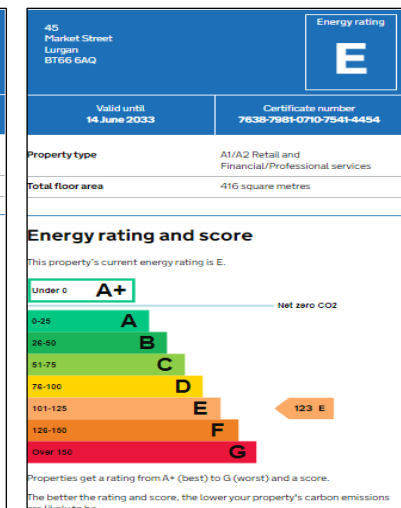
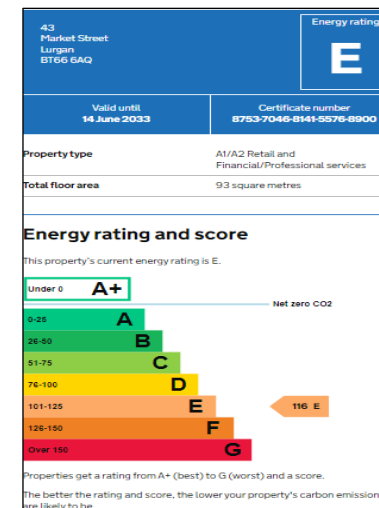
\*All areas being approximate

## VAT

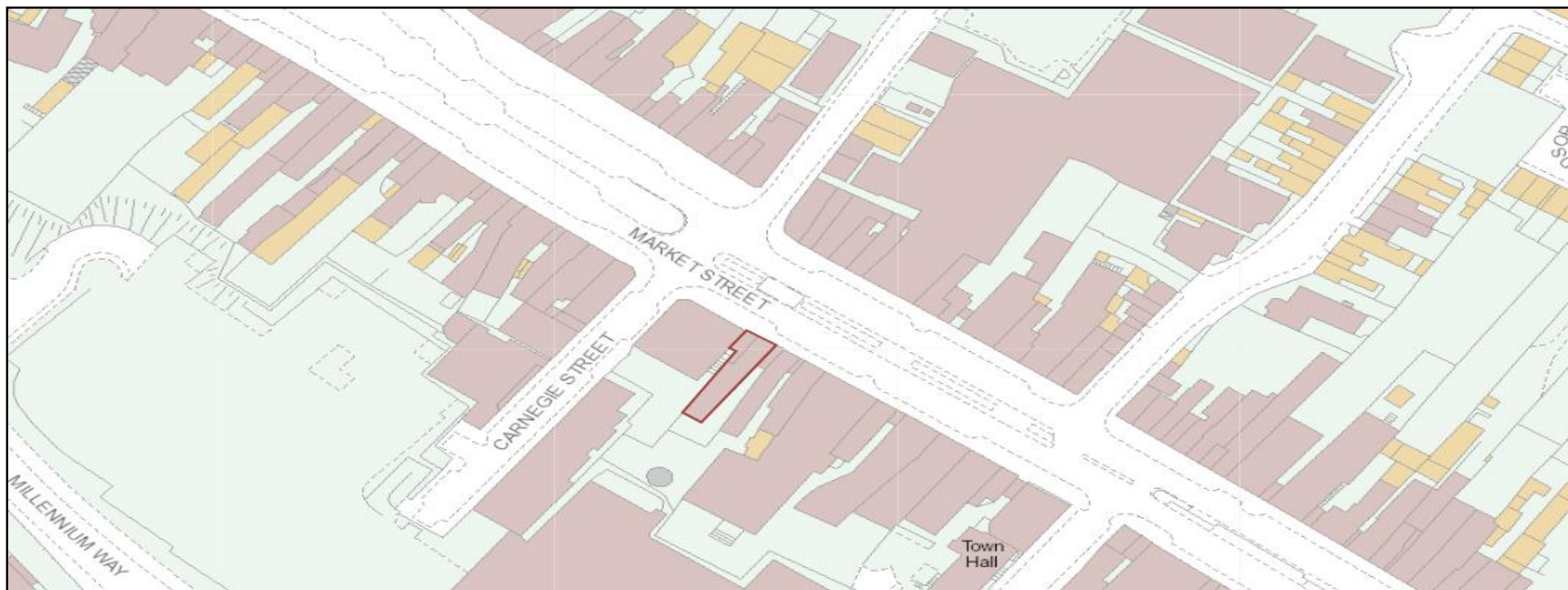
All prices are quoted exclusive of VAT, which may be payable.

## EPC

A copy of the energy performance certificates are available below and can be made available on request.



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\*Red line is for indicative purposes only

## Contact Us

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