



Instinctive  
Excellence  
in Property.

# To Let

Ground Floor Unit (with rear car park)  
2,368 sq ft (220 sq m)

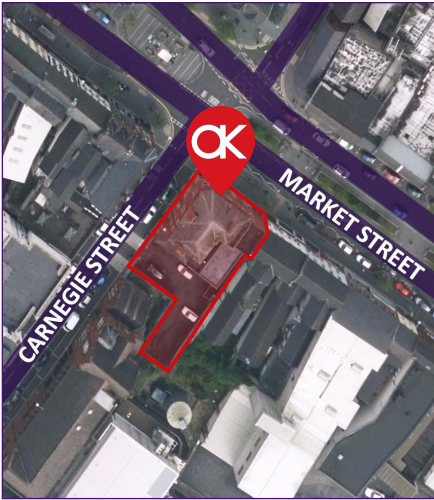
39 Market Street  
Lurgan  
BT66 6AB

COMMERCIAL

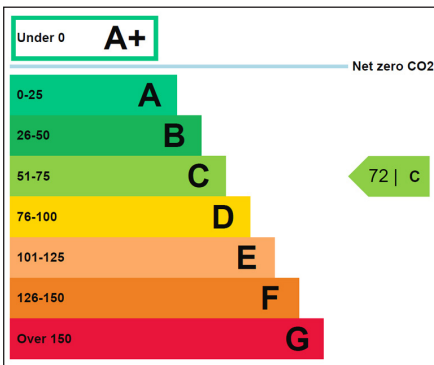


**COMMERCIAL**

**Location Map**



**EPC**



**Location**

Lurgan is a busy market town situated approximately 10km north east of Portadown and 40km south-west of Belfast, benefitting from strong transportation links via the M1 Motorway.

The property is located on the corner of Market Street and Carnegie Street providing a prominent site within the heart of the town centre. Neighbouring occupiers include Santander and Tesco superstore.

**Description**

The unit available comprises a self-contained part ground floor in this imposing 2½ storey Grade B2 listed building of traditional red brick construction with feature stone cladding. Internally the subject ground floor comprises a sizeable former banking hall benefitting from good floor to ceiling height.

To the rear of the property is a secure car park.

The prominent unit would lend itself for a variety of commercial uses such as professional, retail or hospitality subject to planning.

**Accommodation**

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor (Part)	2,368	220

**Lease Details**

Lease details available on application.

**Rates**

We have been advised by the Land and Property Services of the following rating information:

**Net Annual Value:** To be assessed  
**Rate in the £ for 2023/2024:** £0.563645

**VAT**

All prices, rentals and outgoings are quoted exclusive of VAT.

**Anti-Money Laundering**

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.

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**CUSTOMER DUE DILIGENCE**

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/ukksi/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

**MISREPRESENTATION ACT 1967**

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