



Instinctive
Excellence
in Property.

To Let

First Floor Commercial Unit

8A High Street
Lurgan
Co. Armagh
BT66 8AW

COMMERCIAL UNIT



COMMERCIAL UNIT

Location Map



Location

Lurgan is a town in Co. Armagh and is situated near the southern shore of Lough Neagh. The town is located approximately 25 miles south west of Belfast and can be accessed easily via the M1 Motorway. The subject property is located on High Street, one of Lurgans most popular shopping destinations. It is surrounded by a mix of commercial occupiers to include; Clear Pharmacy, Boots and Sports Direct.

Description

This first floor unit is primarily opened plan with an enclosed office, fitted kitchen and WC's to the rear. It is finished to a high standard throughout and benefits from:

- Individual access
- Plastered and repainted walls
- Laminate and carpet flooring
- Fluorescent lighting
- WC facilities

This is a flexible space and would be suitable for a variety of commercial uses.

Accommodation

Description	Sq Ft	Sq M
First Floor	1,108	102

Rates

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

Net Annual Value (NAV): £6,000
Rate in the £ 2023/2024: £0.563645

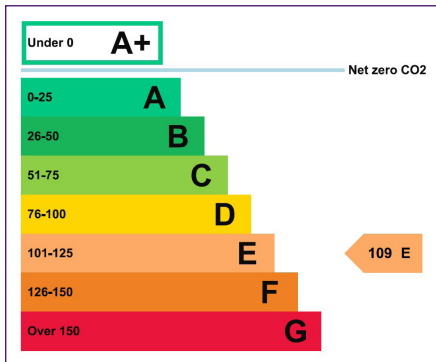
VAT

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

Lease Details

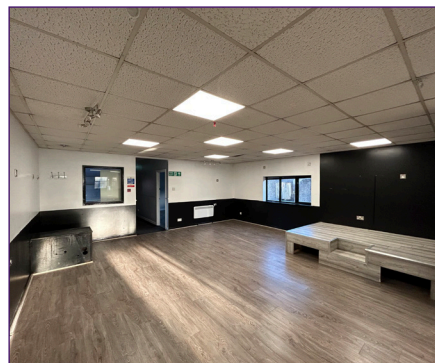
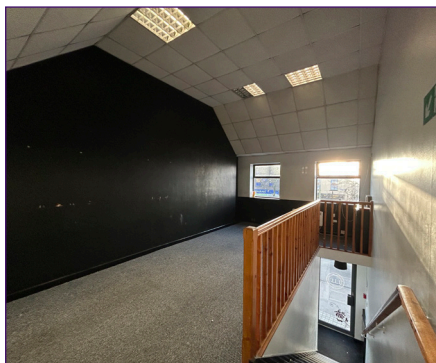
On application.

EPC



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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