

TO LET



## 21 UNION STREET LURGAN, BT66 8DY

Annual Rent: **£6,500 plus rates**

NET INTERNAL AREA 44.08 m<sup>2</sup> (475 ft<sup>2</sup>) Approx.

Modern retail unit on Union Street in Lurgan. Features include a new shopfront, newly plastered and painted walls, suspended ceiling, double glazing and Fire alarm system. A large basement provides plenty of storage space as well as WC and kitchen facilities. The entire property recently re-roofed

### Energy performance certificate (EPC)

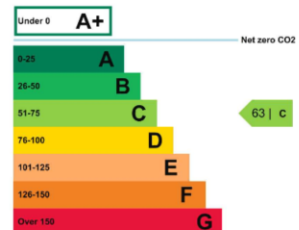
21 Union Street LURGAN BT66 8DY	Energy rating <b>C</b>	Valid until 4 November 2031
	Certificate number 9707-9530-2180-0609-6196	

Property type  
A1/A2 Retail and Financial/Professional services

Total floor area  
51 square metres

#### Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

31 Donegall Street, Belfast, BT1 2FG

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[www.macfarlanesmyth.com](http://www.macfarlanesmyth.com)

## ACCOMMODATION

Comprising newly renovated ground floor retail area  
The basement area provides kitchen and toilet facilities as well as ample additional storage.

### Retail space

23.93 m<sup>2</sup> (258 ft<sup>2</sup>) approx

### Basement

20.15 m<sup>2</sup> (217sq ft<sup>2</sup>)

21 Union Street has a basement containing its own WC and kitchen facilities.

## LEASE DETAILS

### TERM

By negotiation

### RENT

£6,500 per annum plus rates

### RATES

21 Union Street is included on the rating list and described as "Amusement Arcade & Store".

The NAV is currently £3,800.00

The rate in the £ 2023/2024 is 0.555325

Rates payable based on the above figures would be £2,141.85 approximately.

A 25% discount is available on the above figure for the 2023/2024 tax year under the Small Business Rates Relief Scheme. The rates payable would become approximately:

Rates payable after 25% discount applied:  
£1,606.39

### VAT

May be charged on rent and outgoings but not currently

### REPAIRS

The tenant will be responsible for all repairs.

### INSURANCE

Tenant responsible for repayment of the building insurance premium.

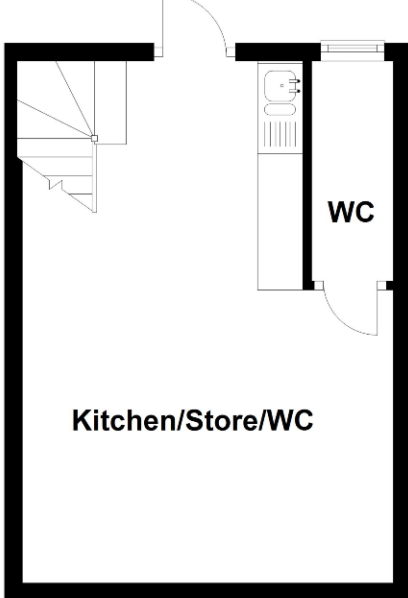
### SECURITY

Electrically operated security shutter

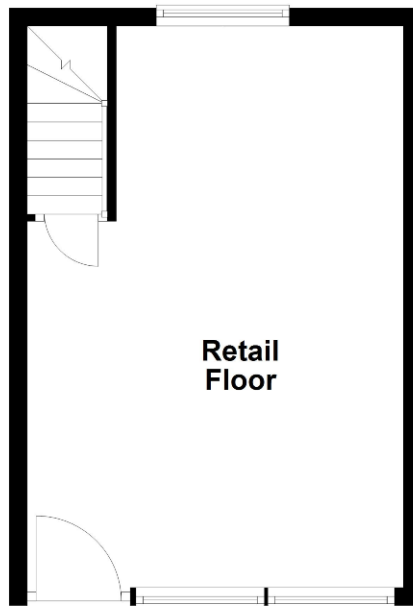
### VIEWING

Strictly by appointment with Macfarlane & Smyth.  
For further details please contact Andrew Smyth.

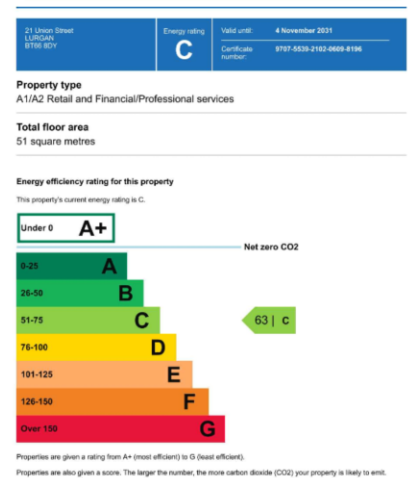
**Basement**



**Ground Floor**



## **Energy performance certificate (EPC)**



## **AGENT'S NOTES**

Macfarlane & Smyth and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Macfarlane & Smyth have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
4. VAT may be payable on the purchase price and/or rent. Intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.
5. Macfarlane & Smyth will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.