

# MARC FEGAN

BESPOKE ESTATE AGENT



## 21 Market Street Lurgan, Craigavon, BT66 6AR

Offers over **£110,000**



21 Market Street, Lurgan - Prominent three storey premises with re-development potential in the heart of Lurgan.

The property has been previously granted full planning permission for 3 x 2 bedroom apartments and 1 x 1 bedroom apartment whilst keeping part of the ground floor shopfront area as retail premises. This planning has literally just lapsed under the reference LA08/2019/0310/F.

The ground floor retail area is currently let at £6000 per annum.

This represents a good opportunity for a developer to obtain a reasonably priced commercial premises with obvious re-development potential.

Please see floor-plan section of advert for existing and proposed floor plans.



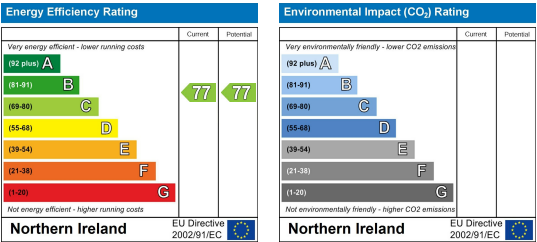
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.