

# Northern Property

Estate Agents & Property Consultants

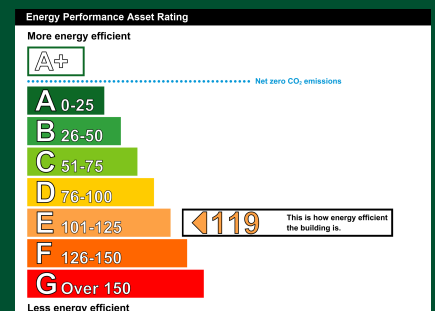


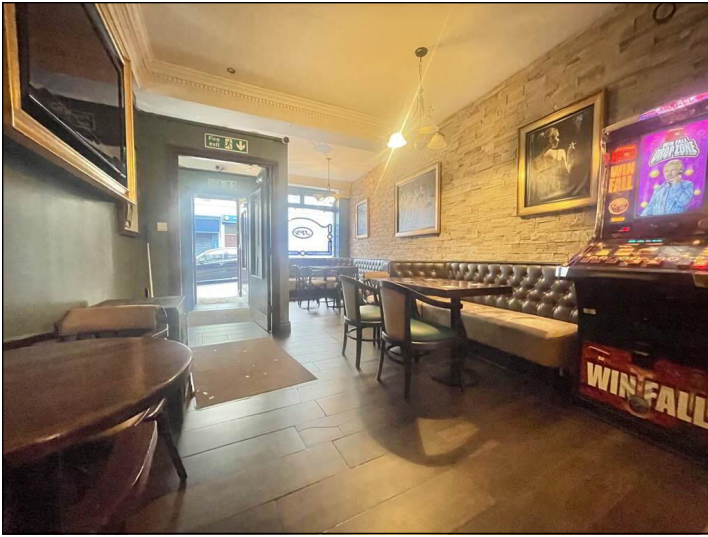
1 Edward Street  
Lurgan, BT66 6DB

£2,500  
Per Month



- Long Established Traditional Pub
- Prime High Street Location
- Fully Licensed
- Large Open Plan Bar
- First Floor Games Rooms
- Off Sales
- Private Beer Garden
- Toilet Facilities





# Description

## LOCATION

Located on Edward Street in Lurgan Town Centre. This property benefits from high vehicular and pedestrian footfall. This property neighbours many thriving businesses including Toals Bookmakers. This property is close to the main train line to Belfast and Dublin.

## DESCRIPTION

This property is circa. 413 Sq Mts. Comprised over two floors; main bar, two private function rooms, Off License and Beer Garden.

## SPECIFICATION

Licensed Premises- Yes  
Pub/Bar Consent- Yes  
Outdoor Seating Area- Yes

## RENT

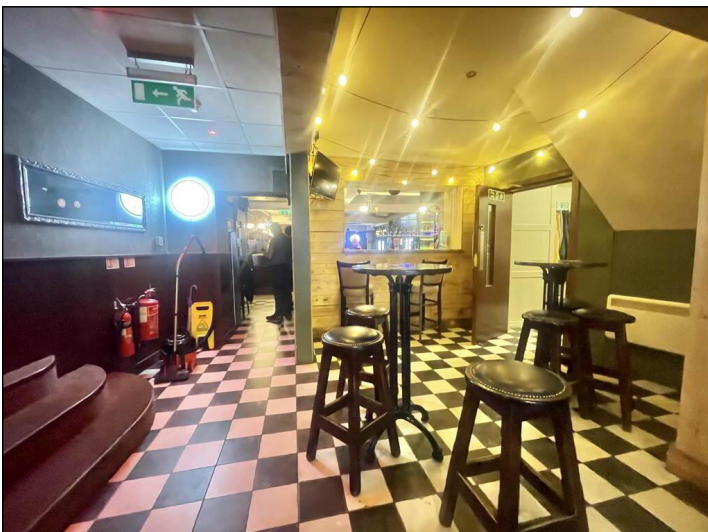
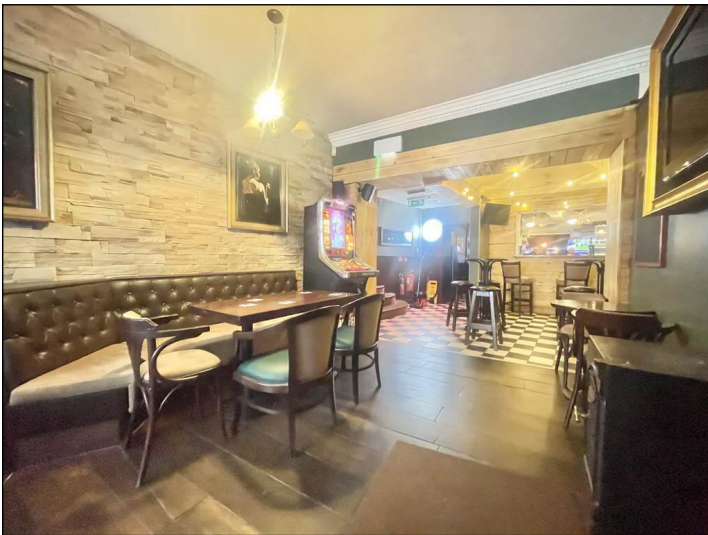
We have been instructed to seek rent of £30,000 Per Annum (£2,500 Per Month).

## RATES

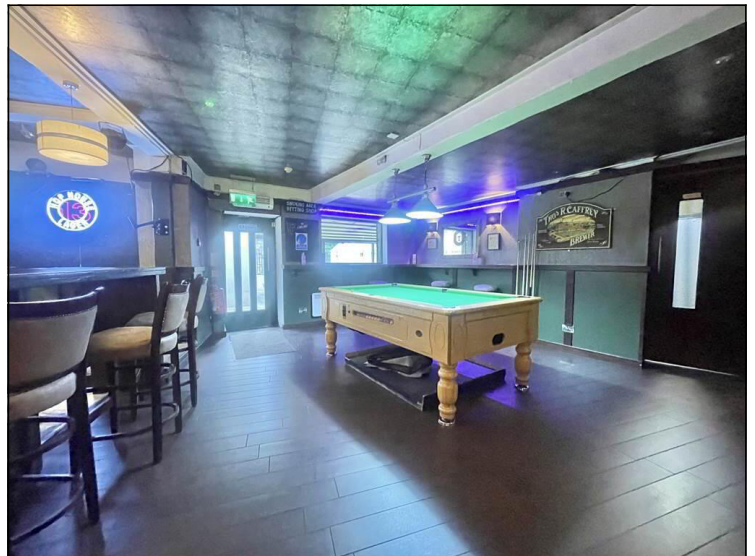
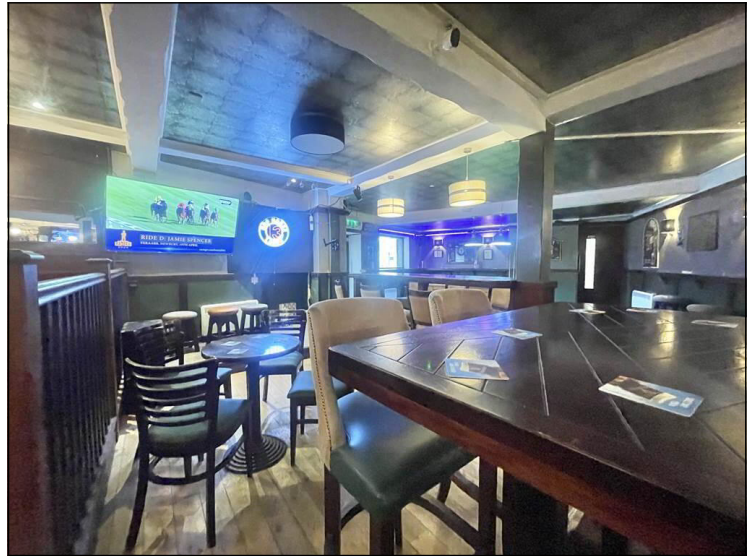
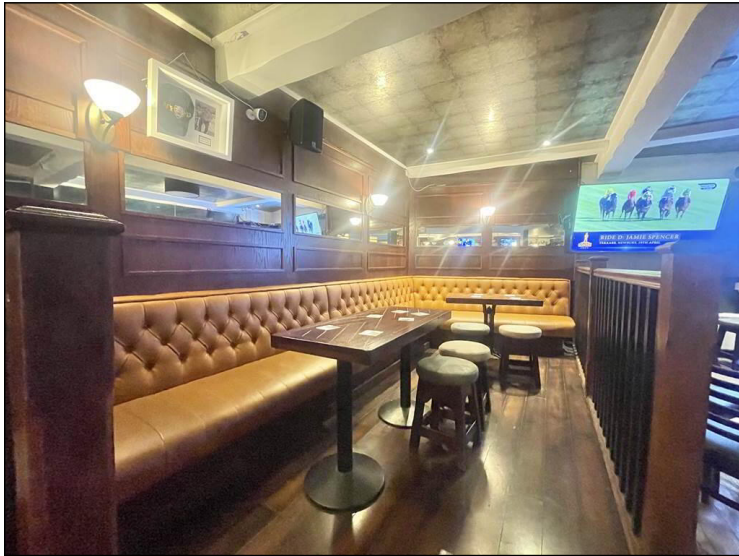
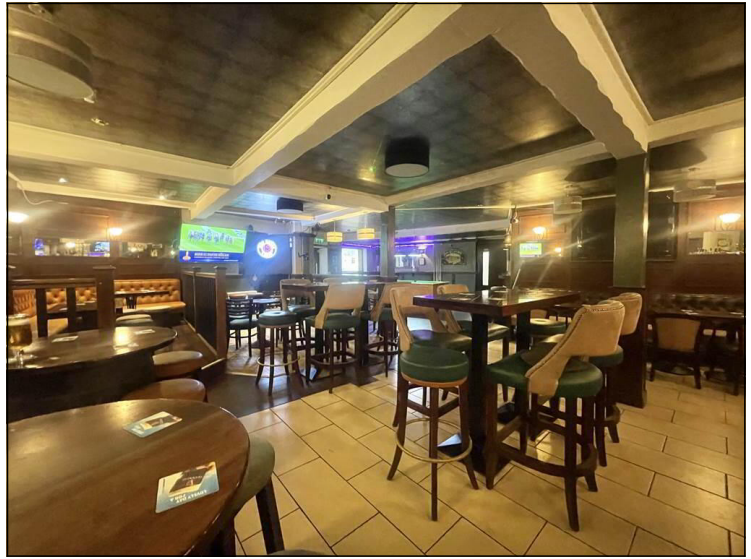
The 2023-2024 rates for this property are approx. £12,439.57.

## FURTHER INFORMATION

For access, further information and/or register your interest, please contact our commercial team today - 028 90 324 555



# Additional Images





VIEWING IS STRICTLY BY APPOINTMENT WITH OUR OFFICE



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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 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/ukSI/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 agreement with Northern Property. 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.

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