

For Sale

Prominent Commercial Property
14-16 Market Street, Lurgan, BT66 6AP



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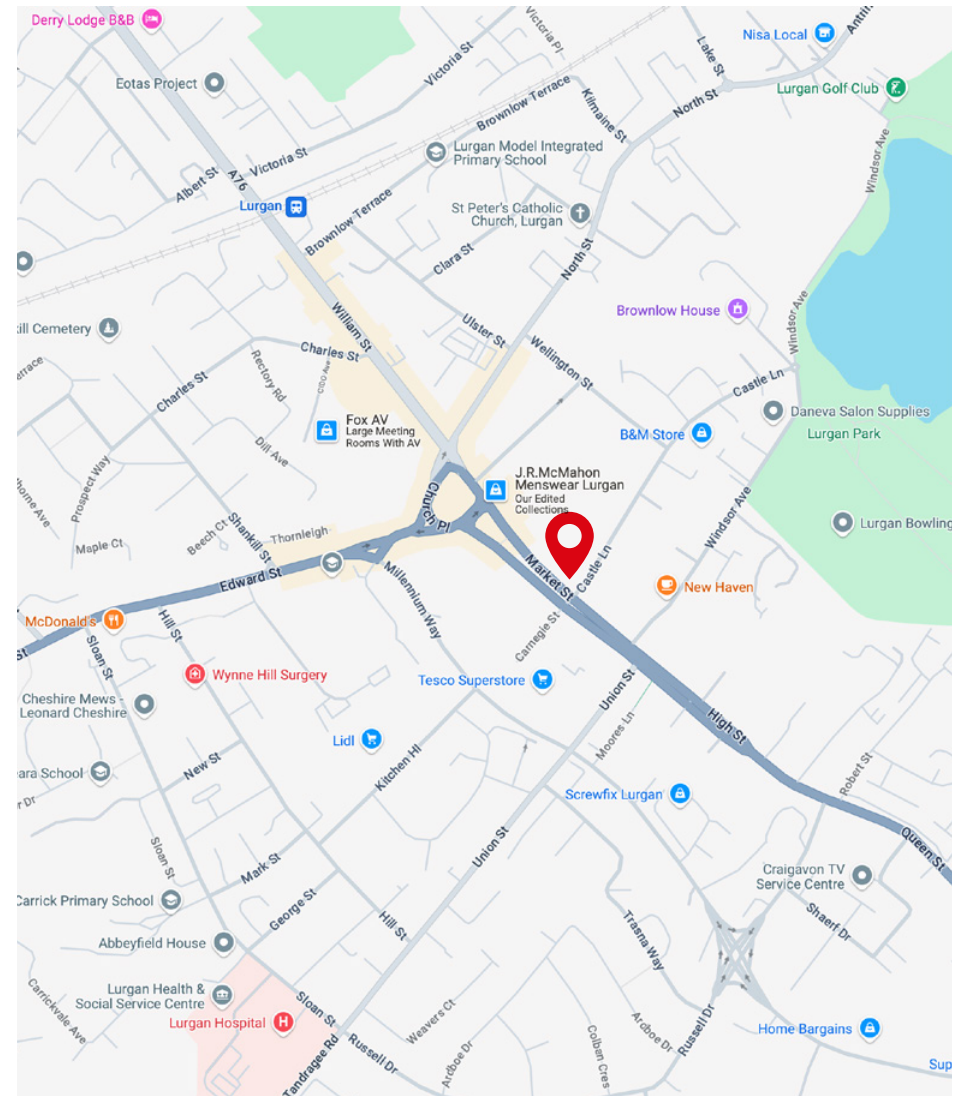
Property Highlights

- Substantial Grade B Listed former bank premises arranged over ground, lower ground, first and second floors with a large enclosed car park to the rear.
- Extending to approximately 6,615 Sq Ft (614.54 Sq M) on a site of c.0.21 acres (0.085 ha).
- Suitable for a variety of uses, subject to any necessary statutory consents.

Location

Lurgan is a large industrial market town in Co. Armagh within the Armagh City, Banbridge and Craigavon Borough Council area with a population of circa 29,000 people (2021 Census) located close to the southern shores of Lough Neagh approximately 20 miles south west of Belfast. The town is strategically positioned just off Junction 10 of the M1 Motorway and is highly accessible by public transport with excellent bus and train links.

The subject property occupies a highly prominent town centre location on Market Street close to its junction with Castle Lane benefitting from high volumes of pedestrian and vehicular traffic. Neighbouring occupiers include Card Factory, Gordons Chemists, Savers, Bank of Ireland, Sports Direct, Santander and S.D. Kells.



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Description

Grade B Listed (HB Ref No: HB14/24/028) mid terrace former bank premises of a traditional construction.

Three storey building to the front with a more modern two storey extension to the rear beneath pitched and flat roofs.

Ornate sandstone and granite façade containing double glazed windows at ground floor level and single glazed windows at upper floor level. The rear of the property is finished in red brick with a range of single and double glazed windows.

Large enclosed tarmac surfaced car park to the rear housing an oil tank with vehicular access from Market Street. The adjoining property has a Right of Way over a portion of the subject, delineated yellow on the map overleaf.

The ground floor provides a banking hall, open plan office accommodation, several private offices and stores. To the rear of the ground floor there is a vault together with a staircase and a 508kg goods lift serving the lower ground floor.

The lower ground floor provides storage accommodation, kitchen and WC facilities along with a boiler room which is accessed externally.

The first and second floors, which are accessed by a staircase positioned to the front of the property, are in need of refurbishment and comprise offices, stores, kitchen and WC facilities.

Internal fitout includes:

- Plastered/painted and papered walls.
- Plastered/painted, papered and suspended ceilings.
- Range of recessed and surface mounted ceiling lighting.
- Carpet, vinyl and tile floor coverings.
- Part perimeter trunking and floor boxes.
- Air conditioning with oil fired and electric heating via wall mounted radiators.



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Accommodation

The property provides the following approximate net internal area:

Description	Sq Ft	Sq M
Ground Floor	3,500	325.16
Lower Ground Floor	815	75.72
First Floor	1,150	106.83
Second Floor	1,150	106.83
Total	6,615	614.54

The property occupies a site area of approximately 0.21 acres (0.085 ha).

Title

We understand that the property is held Freehold.

Non Domestic Rates

We have been advised by Land & Property Services that the Net Annual Value for the entire property is £29,600 resulting in rates payable for 2024/25 of approximately £17,450 (excluding any reliefs that may be applicable).

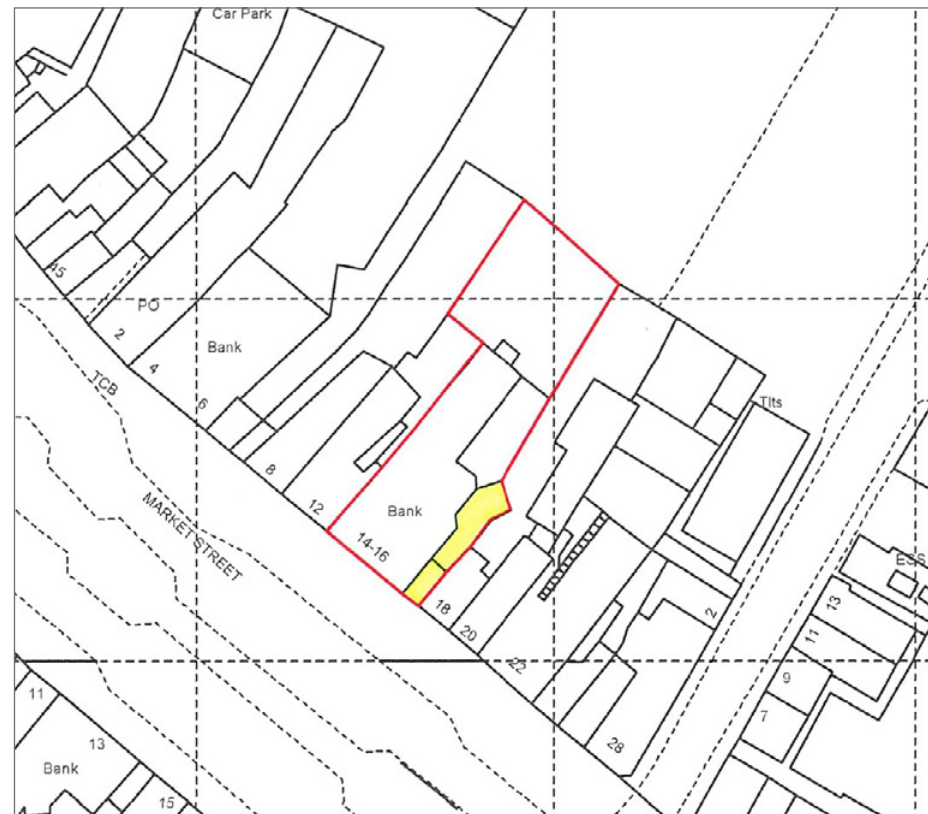
All prospective purchasers should make their own enquiries with LPS.

Price

Offers in excess of £240,000 exclusive, subject to contract.

VAT

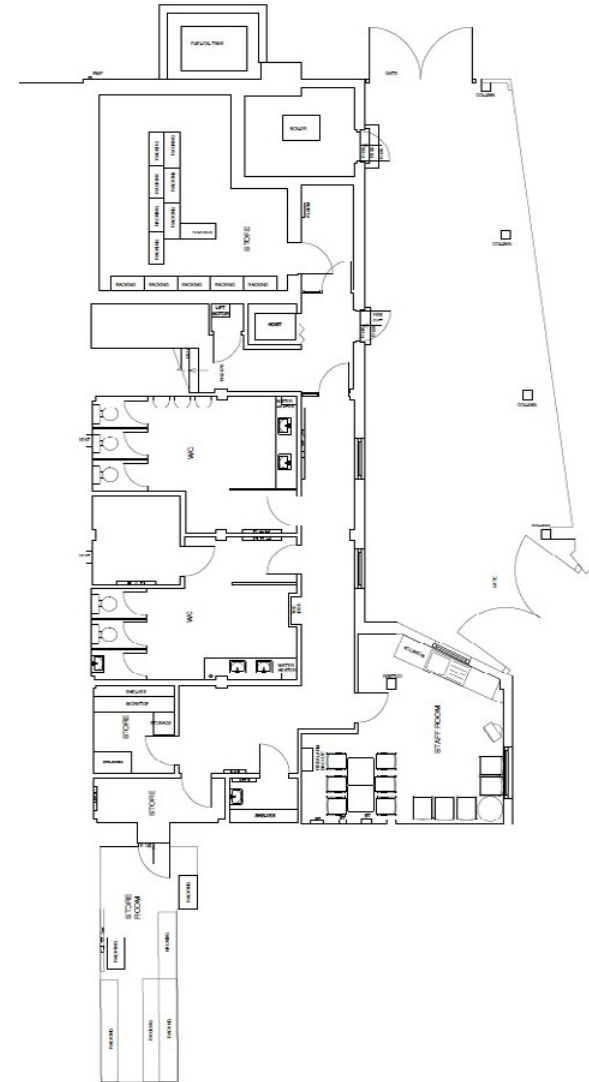
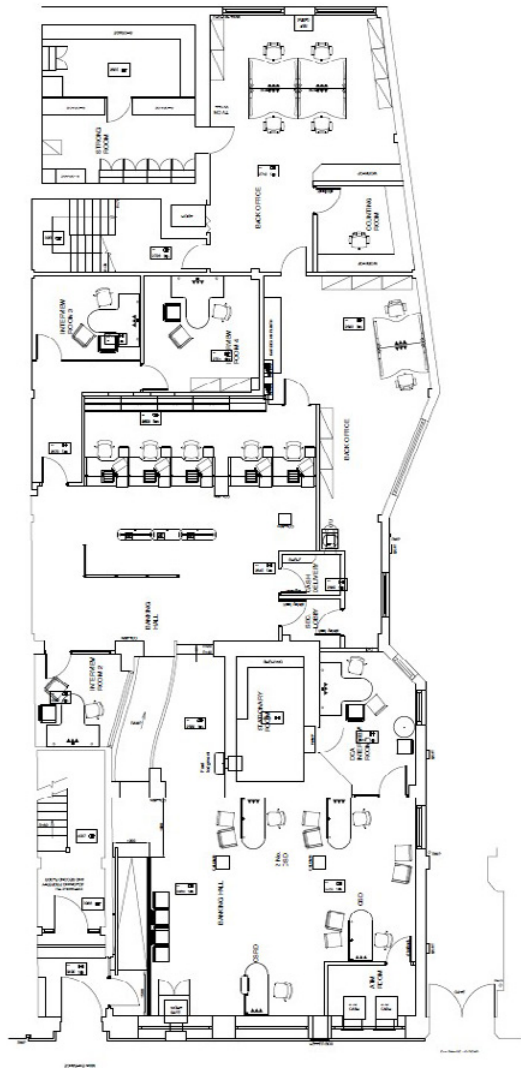
We are advised that the property is not elected for VAT.



Map of Property

Not To Scale. For indicative purposes only.

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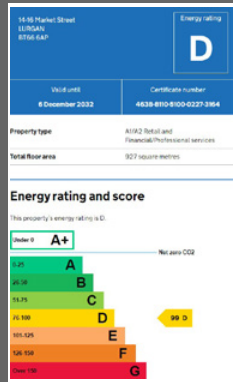


Ground Floor Layout

Lower Ground Floor Layout

Floor Plans Not To Scale. For indicative purposes only.

EPC



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