



Not To Scale, For indicative purposes only

For Sale Retail Buildings with Redevelopment Potential (STPP)

16-18 High Street & 9 Windsor Avenue, Lurgan BT66 8AW



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Summary

- Substantial retail buildings fronting High Street, Lurgan.
- 3 buildings extending to approximately 12,410 sq. ft occupying a site of 0.8 acres.
- Suitable for a variety of uses, subject to all necessary planning consents.
- The vendor may be prepared to sell the properties individually.

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 southwest 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 High Street close to its junction with Market Street benefitting from high volumes of pedestrian and vehicular traffic.

Nearby occupiers include Clear Pharmacy, Boots Pharmacy, S.D Kells, and Millers Shoe Shop.

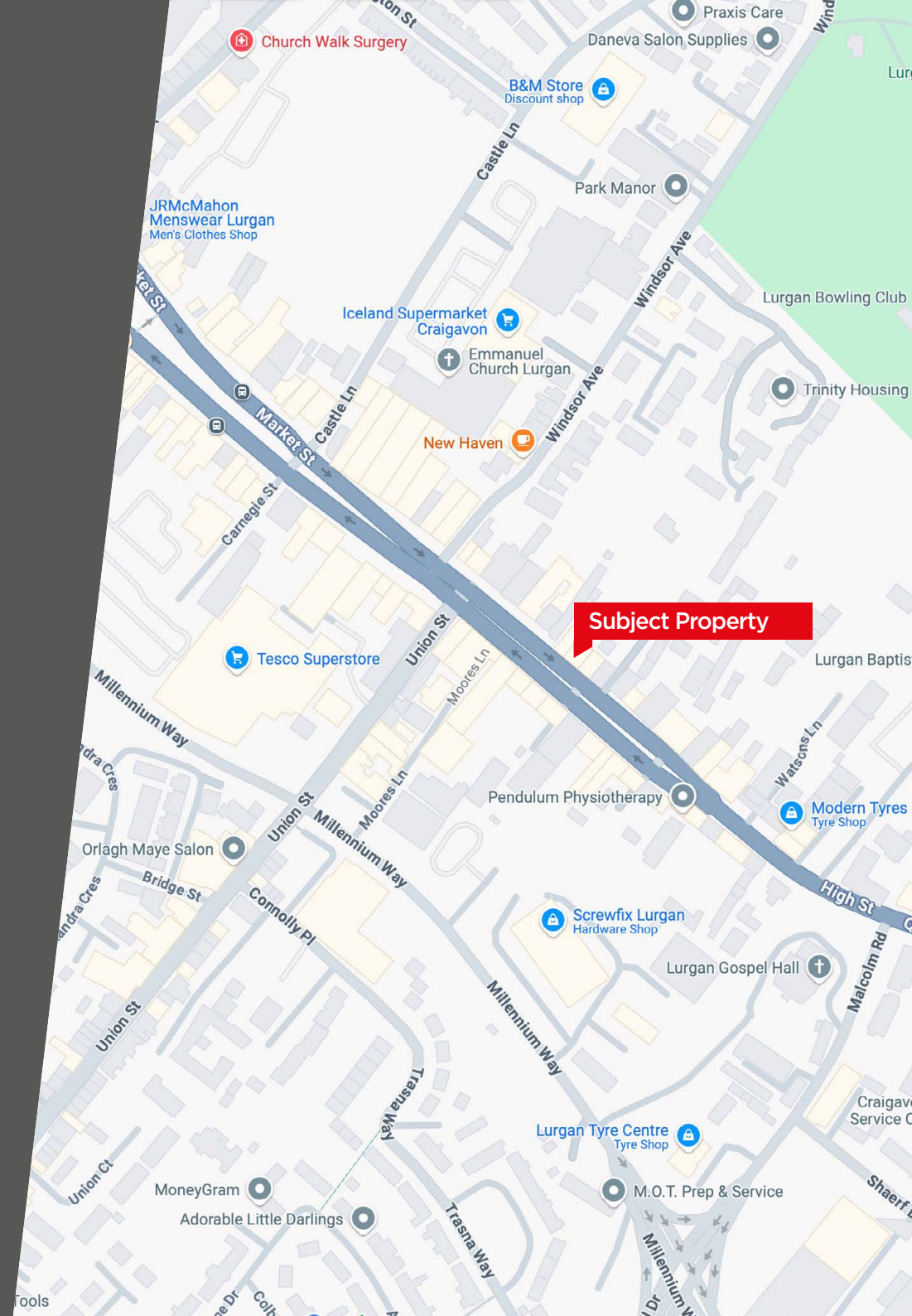
Description

The subject sale comprises of three retail buildings set over 3 storeys. The combined site area extends to approximately 0.8 acres.

Benefitting from ground floor retail space with upper floor storage.

The property may be suitable for a variety of uses subject to any relevant planning permissions.

Lands to the rear of the property can be accessed via vehicle and pedestrians by 9 Windsor Avenue.



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Accommodation

We calculate the approximate Gross Internal Areas to be as follows:

Address	Floor	Sq. Ft	Sq. M
16 High Street	Ground Floor	3,665	340
	First Floor	3,772	350
	Second Floor	1,470	136
18 High Street	Ground Floor	1,749	163
	1st Floor	221	21
	2nd Floor	855	82
9 Windsor Avenue		678	64
Total Approximate Gross Internal Area		12,410	1,155



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Title

Assumed freehold/long leasehold

Price

Inviting offers in the region of £425,000.

Rates

16 High Street

NAV: £33,100

Rates Payable: £19,514.20 per annum

18 High Street

Ground Floor

NAV: £17,100

Rates Payable: £10,081.36 per annum

1st Floor

NAV: £3,700

Rates Payable: £2,181.35 per annum

2nd Floor

NAV: £2,650

Rates Payable: £1,562.32 per annum

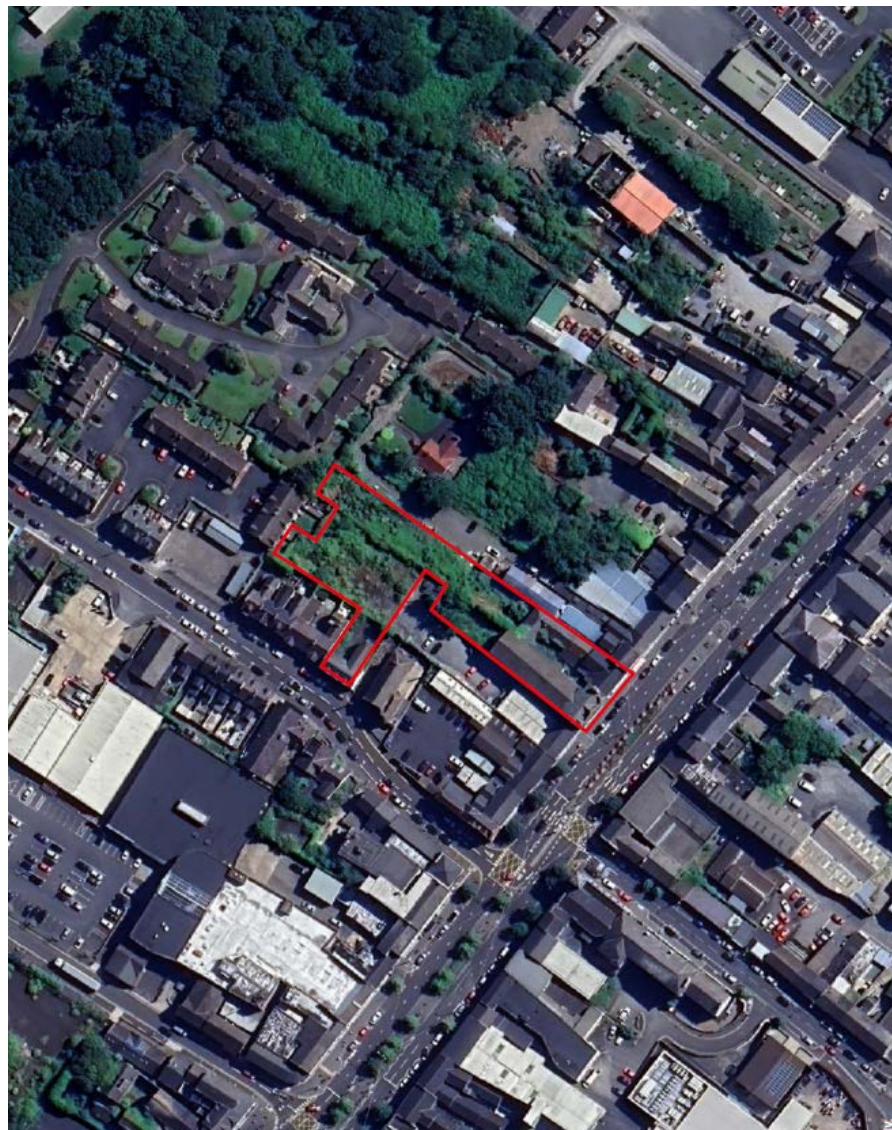
9 Windsor Avenue

NAV: £3,600

Rates Payable: £2,122.39 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief.

We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).



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Planning

LA08/2023/2079/DCA

Partial Demolition of Buildings to rear of Property
16-18 High Street, Lurgan
Expires October 2028

LA08/2018/1035/F

Proposed Doctors Surgery and associated car parking on lands to rear of 16 and 18 High Street, Lurgan with alterations to 9 Windsor Avenue
(Renewal of planning permission ref: N/2012/0033/F) - Planning Enacted

VAT

All figures quoted are exclusive of VAT, which may be payable.

Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk



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FRAZER KIDD

For further information please contact:

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EPC

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Disclaimer

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

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