



**For Sale Fully Let Mixed Use Investment**  
12-14 North Street, Lurgan BT67 9AQ

  
**McKIBBIN**  
COMMERCIAL  
**028 90 500 100**

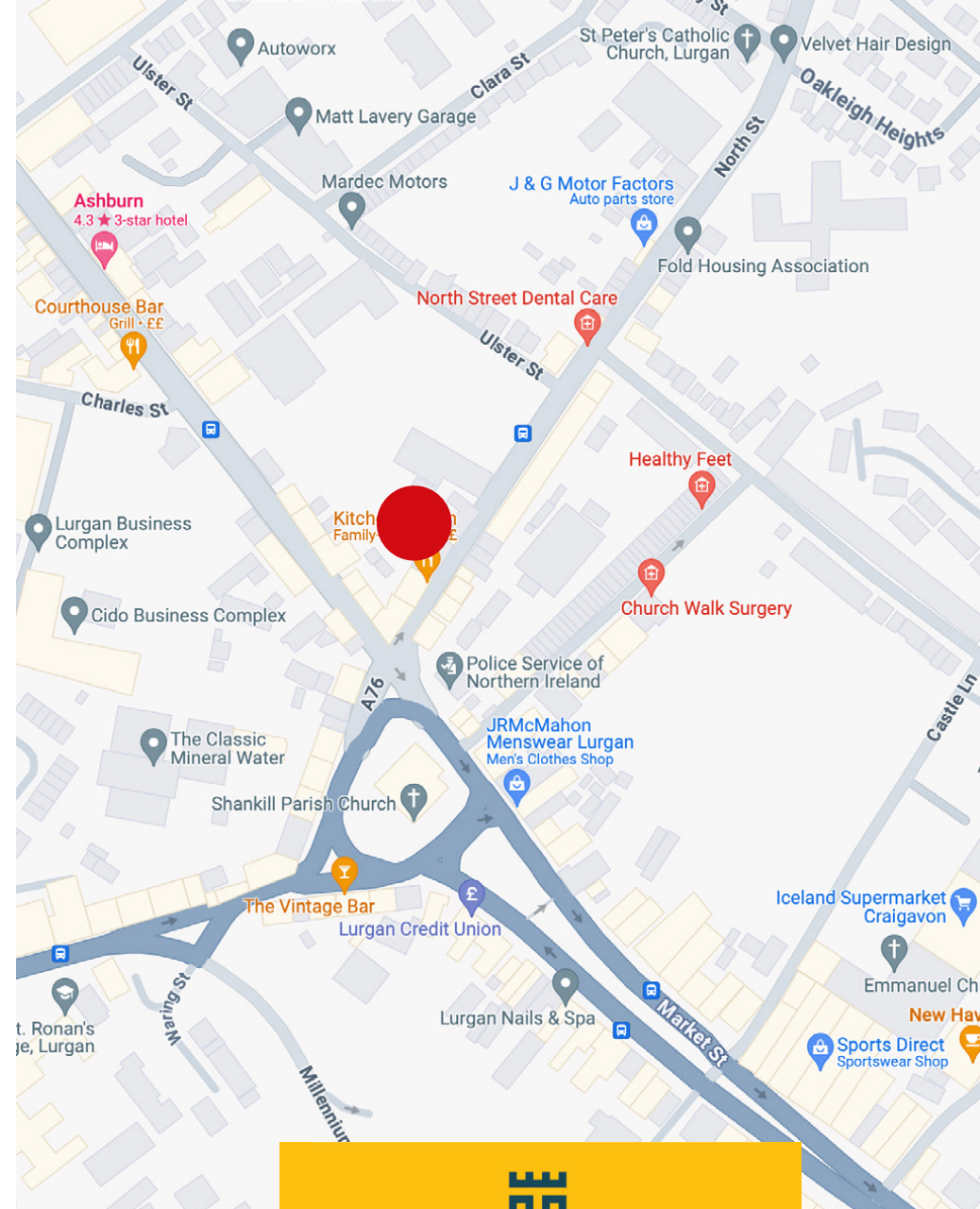
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## SUMMARY

- Fully let mixed use commercial and residential development producing a current gross rental income of £42,000 per annum.
- Modern building constructed in 2005, comprising 2 no. ground floor retail units and 4 no. apartments on the two upper floors.
- Significant town centre site of 0.3 acres with further development potential, subject to planning permission.

## DESCRIPTION

- The subject comprises a modern three storey mixed use commercial and residential building, constructed to a high specification in 2005. The building comprises 2 ground floor commercial units, together with 4 no. apartments on the upper floors.
- The property is fully let producing a gross income of £42,000 per annum.
- The property is situated on a sizable site of 0.3 acres with vehicular entry leading to the rear which currently provides surface car parking. The land may have further development potential, subject to planning permission.



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## LOCATION

- The subject property occupies a prominent location on North Street, a busy commercial thoroughfare on the edge of Lurgan Town Centre and in close proximity to Lurgan Railway Station and the Motorway Network via Junction 10.
- Lurgan is a busy market town located approximately 25 miles south-west of Belfast with a resident population of approximately 25,000.

## TITLE

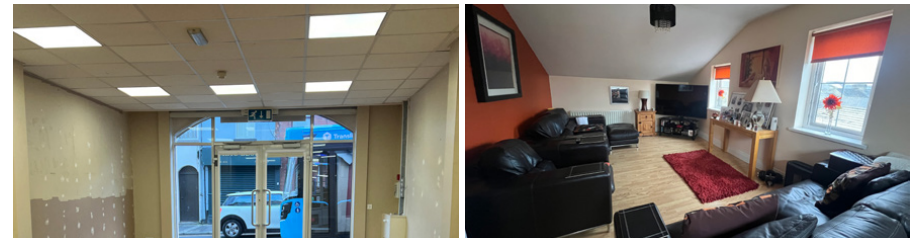
Assumed Freehold or Long Leasehold, subject to a nominal ground rent.  
There are two rights of way along the site boundaries which benefit two adjoining landowners. Further details on request.

## PRICE

We are seeking offers in the region of £500,000, exclusive.

## VAT

All prices and outgoings are exclusive of, but may be liable to Value Added Tax.



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## SCHEDULE OF ACCOMMODATION AND TENANCIES

Address	Floor Area	Tenant	Lease	Current Rent PA	NAV/Capital Value for Rates	Est Rates Payable 2023/24	Notes
Retail Unit 1 12 North Street	1,159	Private Tenant t/a Kitchen	3 years from 1st April 2015	£8,400	£9,600	£4,328.79*	Tenant currently overholding Tenant responsible for rates
Retail Unit 2 14 North Street	702	Private Tenant	3 years from January 2025	£9,000	£6,500	£2,930.95*	Tenant responsible for rates Tenant break option at the end of Year 1
Apartment 1 12a North Street	782	Private Tenant	12 months from June 2024	£6,480	£60,000	£579.96	Two Bedroom
Apartment 2 12b North Street	462	Private Tenant	12 months from May 2015	£5,040	£50,000	£483.30	One Bedroom Tenant currently overholding
Apartment 3 12c North Street	743	Private Tenant	12 months from July 2024	£6,600	£60,000	£579.96	Two Bedroom
Apartment 4 12d North Street	599	Private Tenant	12 months from May 2024	£6,480	£60,000	£579.96	Two Bedroom
<b>Total Gross Rent</b>	<b>4,447</b>			<b>£42,000</b>			

\*Includes Small Business Rates Relief

Note: A copy of the leases are available on request to the agent.

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## EPC

12 North Street	37B
Apt 12a	69C
Apt 12b	74C
Apt 12c	74C
Apt 12d	78C
14 North Street	48B

Copies of the full certificates are available on request.

## CONTACT

For further information or to arrange a viewing contact:

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Not To Scale. For indicative purposes only.



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