



For Sale Retail Building with
Redevelopment Potential (STPP)

16-18 High Street, Lurgan BT66 8AW

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**FRAZER
KIDD**

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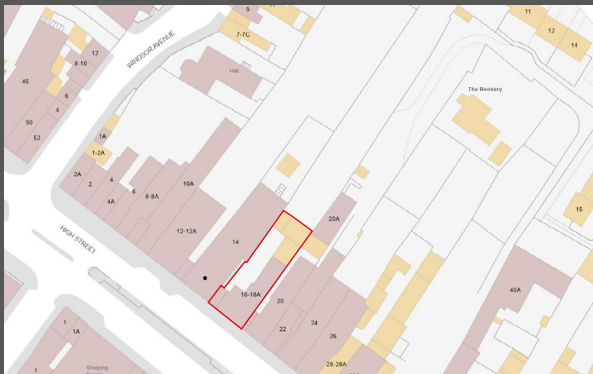
Summary

- Substantial retail building fronting High Street, Lurgan.
- Extending to approximately 2,825 sq ft.
- Suitable for a variety of uses, subject to all necessary planning consents.

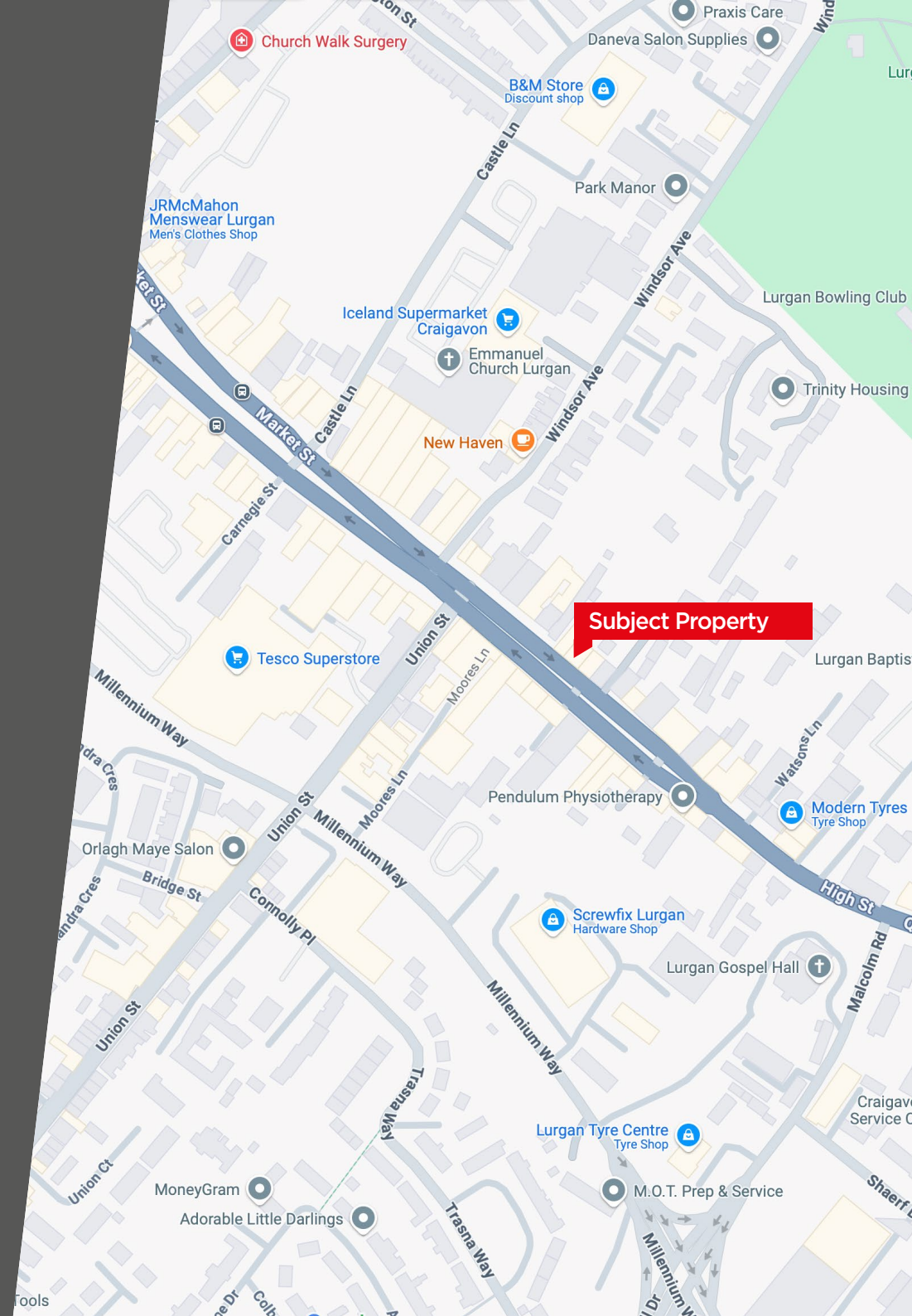
Location

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 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.



Not To Scale. For indicative purposes only.



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Description

The subject sale comprises of a retail building set over 3 storeys, 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.

Accommodation

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

Address	Floor	Sq. M	Sq. Ft
16-18 High Street	Ground Floor	1,749	163
	1st Floor	221	21
	2nd Floor	855	82
Total Approximate Gross Internal Area		2,825	266



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Title

Assumed freehold/long leasehold.

Price

Inviting offers in the region of £95,000.

Rates

16-18 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

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).

VAT

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

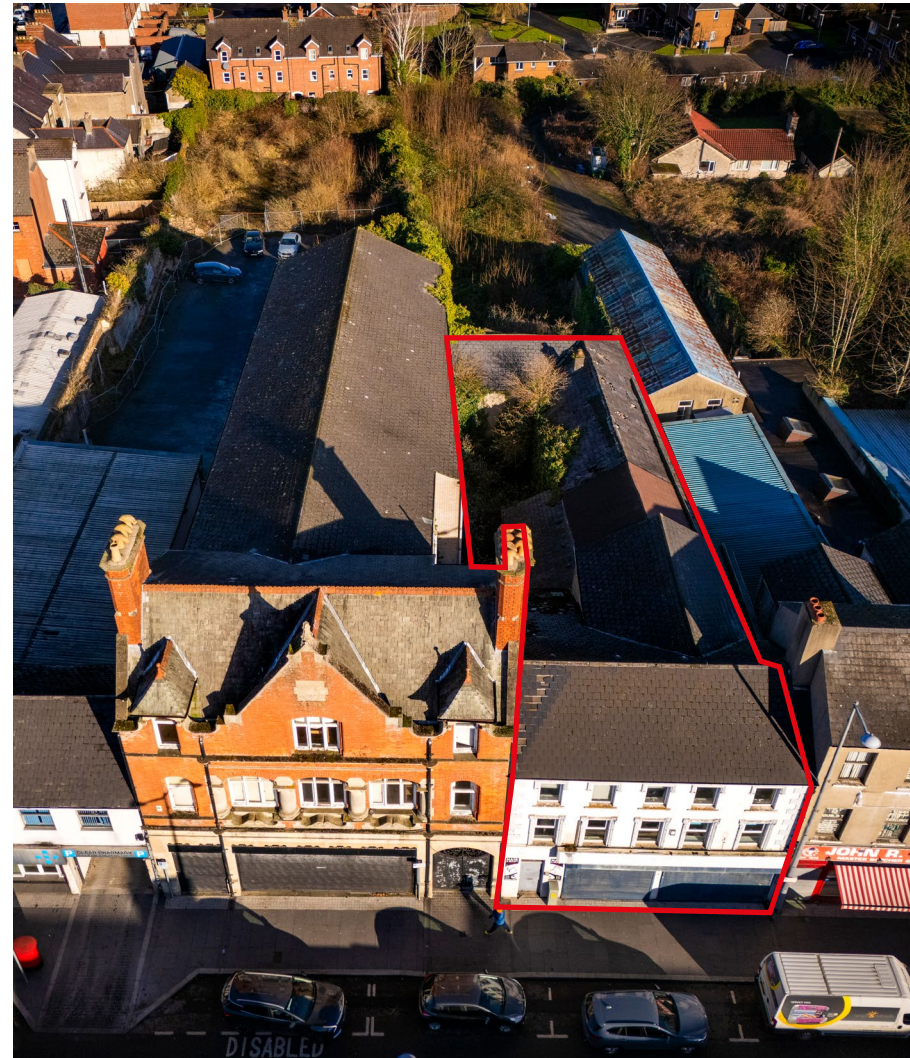
Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





FRAZER KIDD

For further information please contact:

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EPC

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Disclaimer

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