



For Sale Retail Building with
Redevelopment Potential (STPP)

14 High Street Lurgan BT66 8AW

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**FRAZER
KIDD**

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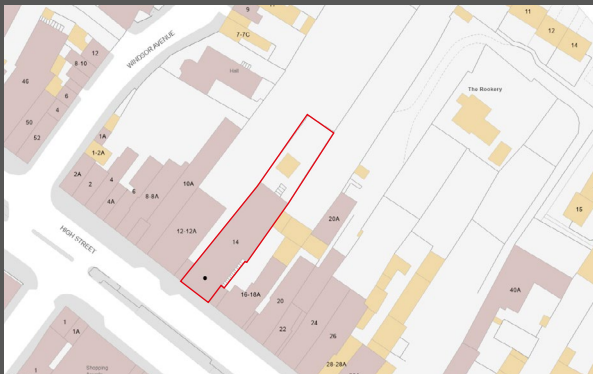
Summary

- Substantial retail buildings fronting High Street, Lurgan.
- The building extends to approximately 8,907 sq. ft
- Suitable for a variety of uses, subject to all necessary planning consents.

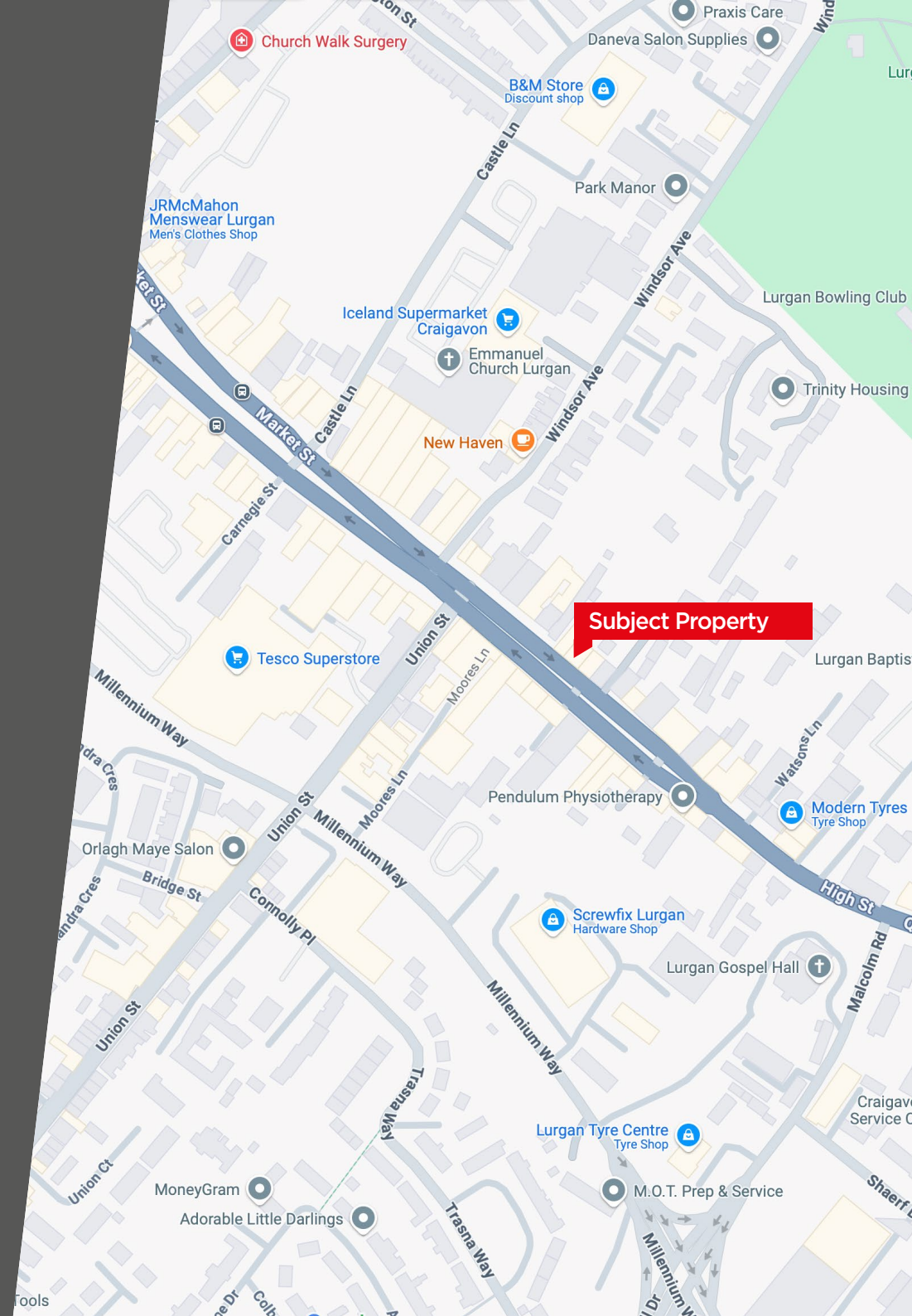
Location

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 three storey retail building 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
14 High Street	Ground Floor	3,665	340
	First Floor	3,772	350
	Second Floor	1,470	136
Total Approximate Gross Internal Area		8,907	826

Title

Assumed freehold/long leasehold

Price

Inviting offers in the region of £150,000.

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

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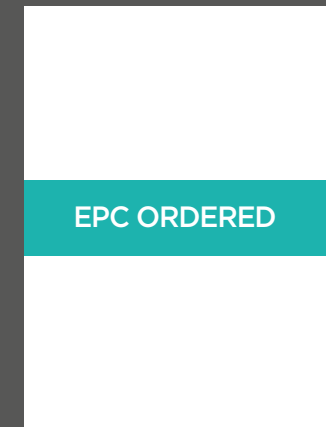
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EPC



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