

30 Market Street, Lurgan, BT66 6AH Prominent retail premises comprising approx. 2,120 sqft



028 9050 1501

Features

- Prime location in the centre of Lurgan.
- 2 storey end of terrace property.
- Comprising approx. 2,120 sqft (196.9 sqm).

Location

The property is situated in the market town of Lurgan approximately 25 miles south west of Belfast. The town has a population of 34,939 (2011 census) with a wider district population of approximately 211,898.

The property is prominently located on the corner of Market Street and Castle Lane in the heart of the town's prime retailing pitch. Nearby occupiers include a mix of both national and local retailers, including DV8, Sports Direct and Boots.

Description

The two storey end of terrace property provides ground floor retail accommodation with frontages onto both Castle Street and Castle Lane. The first floor provides a mix of storage and ancillary/backup space.

Lease Terms

Quoting Rent: Price on Application.

Term: Negotiable.

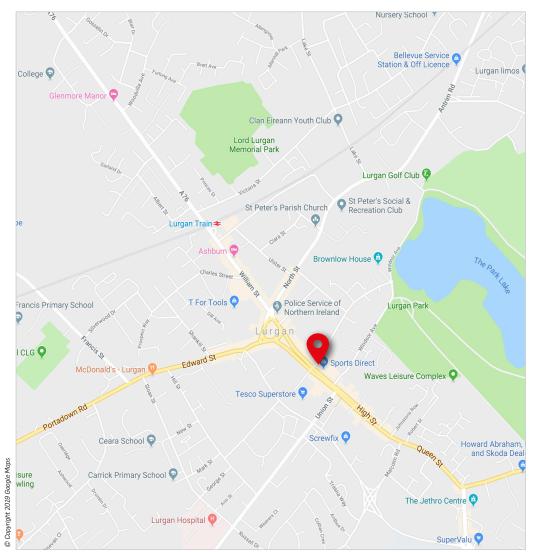
Repairing: Full Repairing and Insuring Basis.



Accommodation

Location	Sq M	Sq Ft	
Ground Floor			
Retail	98.4	1,059	
Stores	1.3	14	
Ground Floor Total	99.7	1,073	
First Floor			
Stores	89.3	961	
Kitchen	7.9	85	
First Floor Total	97.2	1,046	
Total	196.9	2,120	

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EPC Rating

The property has an energy rating of D83.

A full certificate can be made available upon request.

Energy Performance Certificate Non-Domestic Building	Northern Ireland
Shoe Zone 30 Market Street Lurgan CRAIGAVON BT66 6AH	Certificate Reference Number: 0080-1900-0371-0950-5080
This certificate shows the energy rating of this building building fabric and the heating, ventilation, cooling and to two benchmarks for this type of building: one appropria for existing buildings. There is more advice on how to ini the Department of Finance at www.finance-ni.gov.uk.	lighting systems. The rating is compared ate for new buildings and one appropriate
Energy Performance Asset Rating	
More energy efficient A 0-25 B 26-50 C 51-75 D 76-100 E 101-125 F 126-150 G Over 150 Less energy efficient	Ket zero CO ₂ emissions

Rates

Net Annual Value:	£17,800
Rate Poundage (19/20):	£0.600984
Payable (19/20):	£10,697.52

VAT

All prices, outgoings and rentals are stated exclusive of but may be liable to VAT.

Contact

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