



TO LET

30 Market Street, Lurgan, BT66 6AH

Prominent retail premises comprising approx. 2,120 sqft

Lisney

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.

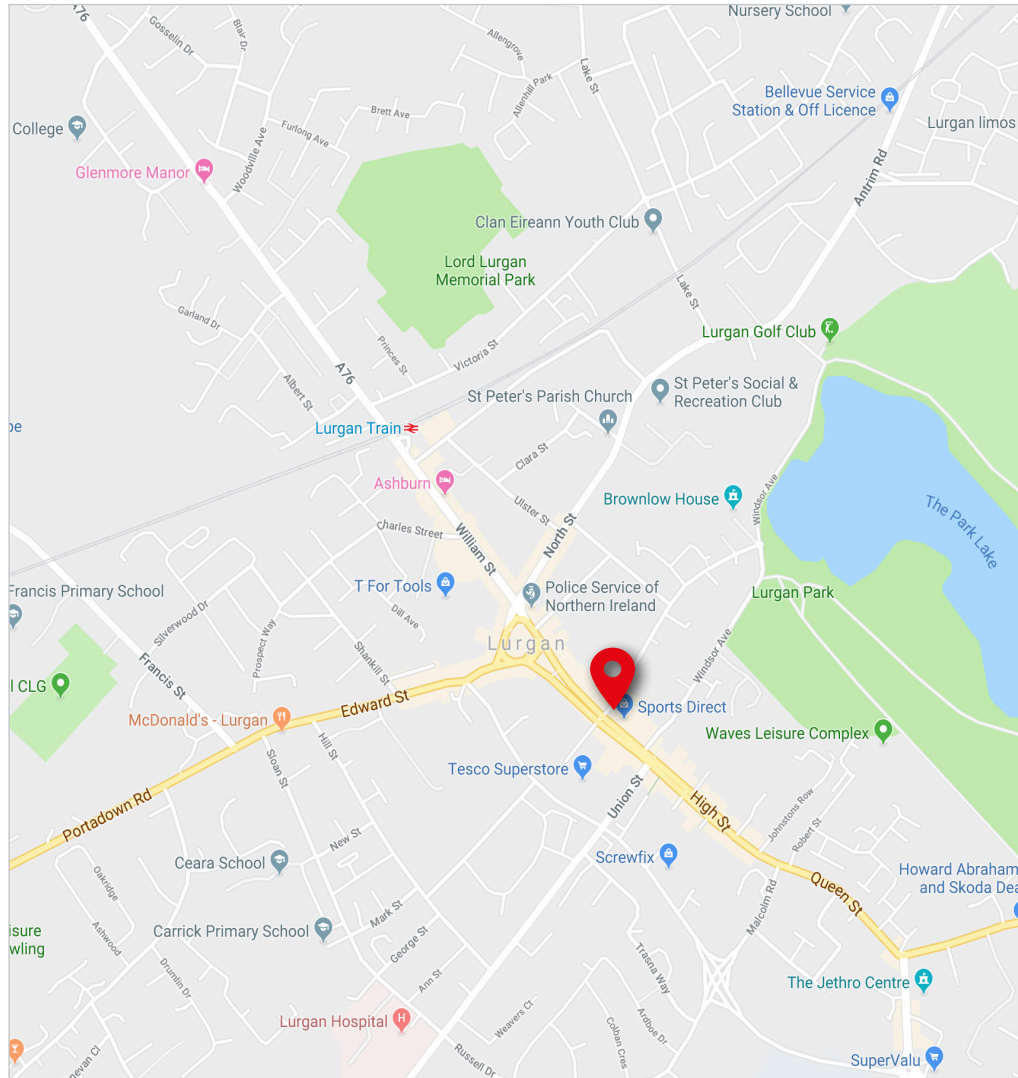
Term: Negotiable.

Repairing: Full Repairing and Insuring Basis.



Accommodation

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



EPC Rating

The property has an energy rating of D83.

A full certificate can be made available upon request.

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

Andrew Knox

028 90501501

aknox@lisney.com

Energy Performance Certificate		Northern Ireland																
Non-Domestic Building																		
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. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at www.finance-ni.gov.uk .																		
Energy Performance Asset Rating																		
More energy efficient																		
<table border="0"> <tr> <td>A+</td> <td></td> </tr> <tr> <td>A</td> <td>0-25</td> </tr> <tr> <td>B</td> <td>26-50</td> </tr> <tr> <td>C</td> <td>51-75</td> </tr> <tr> <td>D</td> <td>76-100</td> </tr> <tr> <td>E</td> <td>101-125</td> </tr> <tr> <td>F</td> <td>126-150</td> </tr> <tr> <td>G</td> <td>Over 150</td> </tr> </table>			A+		A	0-25	B	26-50	C	51-75	D	76-100	E	101-125	F	126-150	G	Over 150
A+																		
A	0-25																	
B	26-50																	
C	51-75																	
D	76-100																	
E	101-125																	
F	126-150																	
G	Over 150																	
		Net zero CO ₂ emissions																
		<table border="1"> <tr> <td>83</td> <td>This is how energy efficient the building is.</td> </tr> </table>	83	This is how energy efficient the building is.														
83	This is how energy efficient the building is.																	
Less energy efficient																		