



Instinctive
Excellence
in Property.

To Let

Prime Retail Unit
C. 2,332 sq.ft. (216.7 sq.m.)

24 High Street
Lurgan
BT66 8AW

RETAIL





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Location

The subject property is situated in a prime retail location on the High Street of Lurgan. The property is situated 17 miles west of Lisburn and is 1.4 miles from the M1.

Neighbouring occupiers include Sallys, Abbey Insurance John R Dowey and Clear Pharmacy.

Description

Internally the unit is finished to a good standard to include plastered and painted walls with recessed strip lighting, carpeted floors and suspended ceilings.

Located in the rear of the shop is a small office/storage room.

Accommodation

Ground Floor : 2,332 sq.ft. 216.7 sq.m.

All areas being approximate.

Lease Details

Term : By negotiation.
Rent : £20,000 p.a. exc
Repairs/Insurance : Full repairing and insuring basis.

Incentives available.

Rates

NAV - £20,100.00
Non domestic rate in £ - 0.56825
Annual rates estimate - £11,421



VAT

All prices are exclusive of, but may be liable to VAT.

EPC Rating: B46

Full report available upon request

CHRIS SWEENEY / MARK JOHNSTON

chris.sweeney@osborneking.com
mark.johnston@osborneking.com

Osborne King

The Metro Building
6-9 Donegall Square South
Belfast BT1 5JA

T: 028 9027 0000 F: 028 9027 0011

E: property@osborneking.com

www.osborneking.com



All previous tenants furniture will be removed.

MISREPRESENTATION ACT 1967

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