

Lurgan

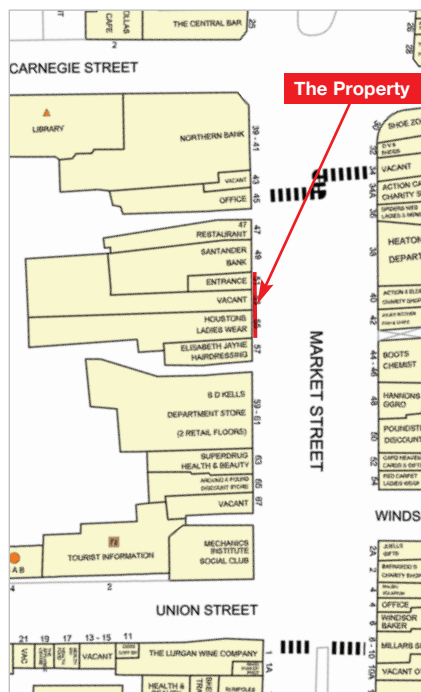
51/53 Market Street

County Armagh

BT66 6AA

- **Freehold Retail Property**
- Town centre location
- Two retail units totalling 716 sq m (7,700 sq ft)
- Unit 1 vacant, Unit 2 occupied (1)
- Asset management opportunity (1)
- May suit owner occupier or investor

Part Vacant/ Occupied⁽¹⁾



Tenure

Freehold.

Location

Lurgan is a prosperous market town forming part of the Craigavon conurbation with an overall population of approximately 80,000 persons. Located approximately 25 miles from Belfast, it is easily accessible via the M1 Motorway.

The property is situated on Market Street, close to its junction with Carnegie Street.

Occupiers close by include Superdrug, SD Kells and Boots the Chemist.

Description

The property is arranged on ground and one upper floor to provide two retail units with ancillary accommodation.

The property provides the following accommodation and dimensions:

Unit 1 Ground Floor	314 sq m	(3,379 sq ft)
Unit 2 Ground Floor	384 sq m	(4,133 sq ft)
First Floor	698 sq m	(7,300 sq ft)

Total 1,396 sq m (15,027 sq ft)

(Floor areas provided by seller,
taken from previous marketing details)

Tenancy

Unit 1 is to be offered VACANT.

Unit 2 is presently occupied by Houstons Fashion on terms unknown. Negotiations are ongoing at a proposed rent of £10,000 per annum (1).

VAT

Please refer to the Special Conditions of Sale.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

Please refer to website and legal pack.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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