To Let

Retail / Hot Food Premises

770 sq ft

Unit 1A Flush Place
Lurgan
Co Armagh
BT66 7DT
Location
Lurgan is a town in Co Armagh and is situated near the southern shore of Lough Neigh. The town is located approximately 25 miles south of Belfast and can be easily accessed via the M1 Motorway. Lurgan has a population of approximately 25,069 according to the 2001 Census.

The subject property is located on Flush Place, one of the main arterial routes connecting Lurgan to Banbridge and Portadown, benefiting from high levels of passing trade.

Description
The unit comprises a ground floor retail unit with hot food planning permission, finished to shell specification. The property benefits from excellent on site car parking and service access. Neighbouring occupiers include SuperValu, Wilderness Garden Centre, The Fitness Factory and Sacha’s Bistro.

Accommodation
The subject premises has been measured in accordance with the RICS Code of Measuring Practice, 6th Edition. All areas being approximate:

Net Internal Area (NIA) : 770 sq ft  71.54 sq m

Rates
Having researched the Land and Property Services Website we understand the NAV assessment is as follows:

Net Annual Value (NAV) : To be accessed.
Rate in the £ for 2019/2020 : £0.600984

We advise that all interested parties conduct their own independent enquiries.

Lease Details
Rent : On application.
Term : By negotiation.
Repairs : Full Repairing Insuring.
Insurance : Tenant to reimburse landlord for insurance premium.

VAT
All prices, rentals and outgoings quoted are exclusive of but may be liable to VAT.
**Location Maps**

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