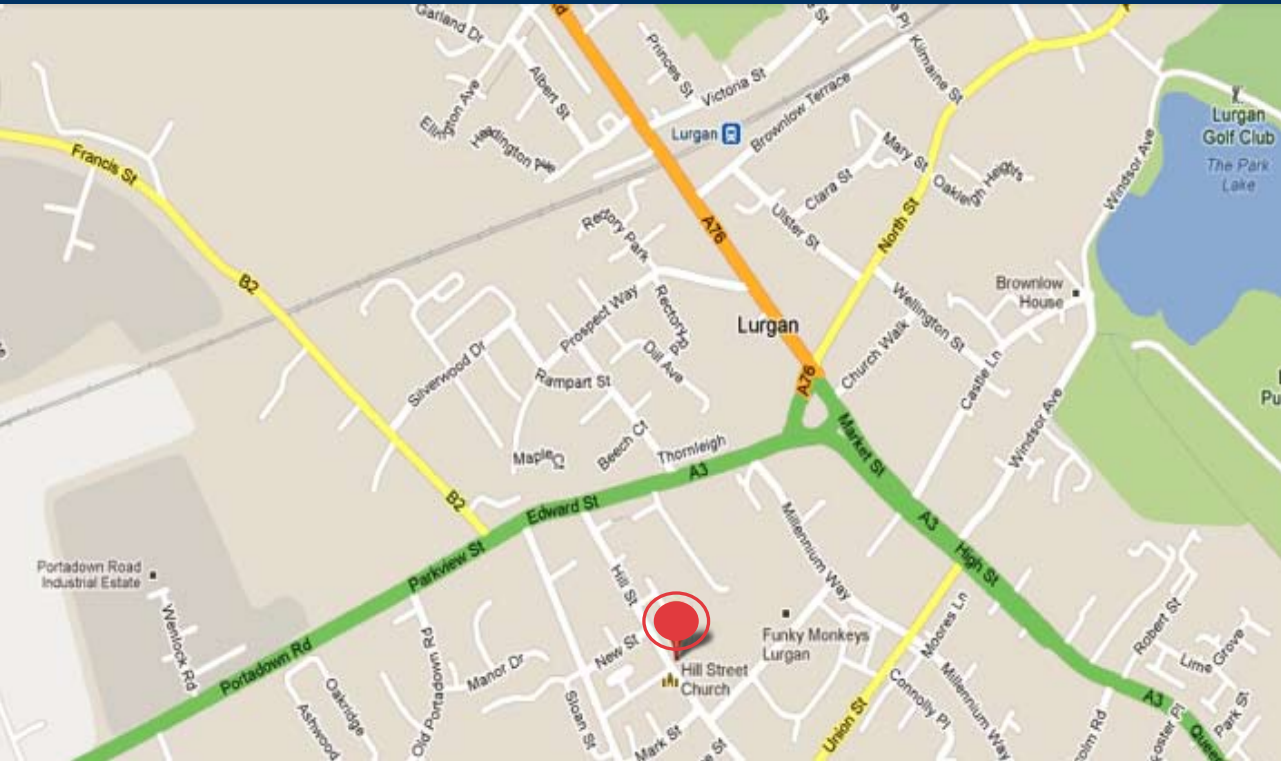


LOCATION MAP (For identification purposes only)

100 HILL STREET, LURGAN, CRAIGAVON



028 9032 7954  
www.btwshiells.com  
4/10 May Street  
Belfast BT1 4NJ

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www.btwshiells.com  
028 9032 7954

For Sale / To Let

100 Hill Street  
Lurgan  
Craigavon

Warehouse premises of c.8,500 sq ft producing  
Rental income of c.£11,760 per annum





LOCATION

Lurgan is a popular commuter town located approximately 25 miles south west of Belfast and is one of Northern Irelands principal market towns, benefiting from a catchment population of approximately 80,000 persons living in the Lurgan District.

The subject property is located on the eastern side of Hill Street, on the fringe of Lurgan town centre. Hill Street links the A3 Portadown Road and Union Street, both of which provide access into the town centre.

DESCRIPTION

The subject property comprises of a standalone warehouse building, with a flat roof extension providing for office accommodation to the front. A part concrete / hardstanding yard area is located to the side and front of the property, which is currently used for car parking purposes by the current tenants. Internally the property has been subdivided to provide for individual commercial business units, along with a communal corridor and WC facilities. The site extends to c.0.35 acres (c.0.14 hectares) with access to the property off Hill Street.

SCHEDULE OF ACCOMMODATION

We have measured the building on a gross internal basis and calculate the following area:

Warehouse	c.8,500 sq ft	c.789 sq m
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TENANCY

The property is currently occupied by three separate tenants on an informal 'month to month' basis, producing a total gross rental income of £11,760 per annum (£980 per month). Tenants include McMillan Driver Training, Montyz Bunz Bakery and United Christian Charity Shop. Further details on tenancy are available from the Agent.

PRICE

Offers are invited in the region of £100,000, exclusive of VAT.

RENT

For further details on available units to let, please contact the agent. Rental terms negotiable.

TITLE

Title is available for inspection by appointment only at the office of King & Gowdy Solicitors, 298 Upper Newtownards Road, Belfast, BT4 3EJ:

FAO:	Stephen Gowdy
Tel:	028 90 659511
Fax:	028 90 671550
Email:	StephenG@king-gowdy.co.uk

RATES

We have been advised by Land & Property Services of the following:

Net Annual Value:	£5,850
Rate in £ 14/15:	£0.5907
Rates payable if applicable:	£3,455

VALUE ADDED TAX

HMRC is currently in the process of confirming the VAT status. For further details please contact the selling agent.

VIEWING DETAILS & FURTHER INFORMATION

For further information and viewing arrangements please contact:

Phillip Smyth	Colleen Fox
Telephone:	Telephone:
028 90 269228	028 90 269277
Mobile:	Mobile:
07739 882433	07442 503934
Email Address:	Email Address:
psmyth@btwshiells.com	cfox@btwshiells.com

