



**13/15 UNION STREET  
LURGAN, BT66 8DY**

**Annual Rent: £10,400 plus rates**

NET INTERNAL AREA 49.2` m<sup>2</sup> (530 ft<sup>2</sup>) Approx.

Newly renovated retail units on Union Street in Lurgan. The premises can be let as one single unit or split in two.

The accommodation is ready for immediate occupation. Suitable for a variety of uses subject to all necessary Planning consents being obtained.

## ACCOMMODATION

Comprising newly renovated ground floor retail area  
The basement area provides kitchen and toilet facilities as well as ample additional storage.

Numbers 13 and 15 have been wired separately and there is the possibility of erecting a dividing wall and letting as two separate units. Finishes include double glazing, plastered and painted walls and suspended ceilings. The entire property has been re-roofed.

## Retail space

49.21 m<sup>2</sup> (530 ft<sup>2</sup>) approx

## BASEMENT

47.25 m<sup>2</sup> (509 sq ft<sup>2</sup>)

Each of 13 and 15 Union Street has its own basement containing its own WC and kitchen facilities.

## LEASE DETAILS

### TERM

Three years or longer by negotiation

### RENT

£10,400 per annum plus rates

### RATES

We are verbally advised by the Valuation and Lands Agency that the NAV of the property is as follows:

Shop Stores: £6,800

The rate in the £ 2018/2019 is 0.589932

Rates payable based on the above figures would be £4,011.54 per annum approximately before any discounts are applied.

A 20% discount is available for the 2018/19 tax year up to March 31<sup>st</sup> 2019 due to the Small Business Rates Relief Scheme. It remains to be seen if the scheme extends beyond that date and readers should enquire with Land and Property Services.

### VAT

May be charged on rent and outgoings but not currently

## REPAIRS

The tenant will be responsible for all repairs.

## INSURANCE

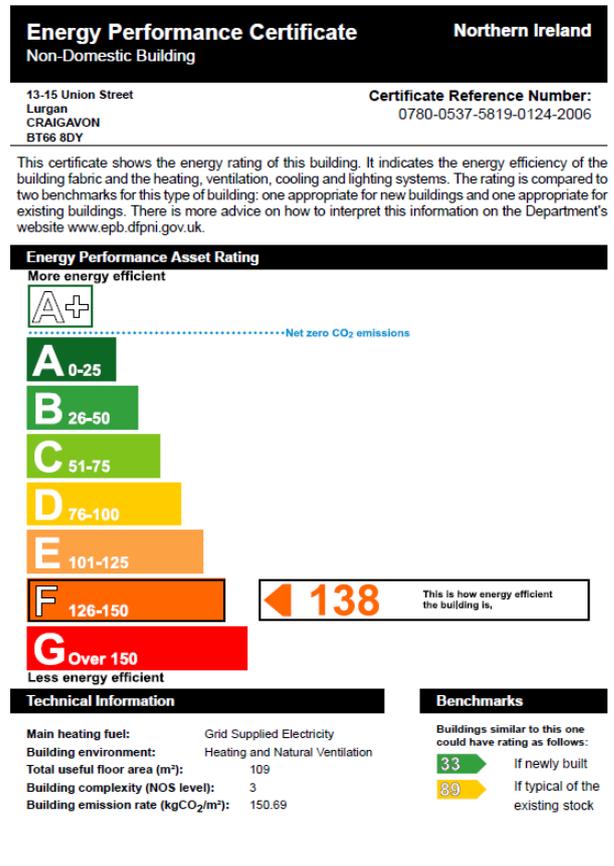
Tenant responsible for repayment of the building insurance premium.

## SECURITY

Electrically operated security shutter

## VIEWING

Strictly by appointment with Macfarlane & Smyth.  
For further details please contact Andrew Smyth.



## AGENT'S NOTES

Macfarlane & Smyth and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Macfarlane & Smyth have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
4. VAT may be payable on the purchase price and/or rent. Intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.
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