

FOR SALE / TO LET

33 Church Place, Lurgan BT66 6EU

COMMERCIAL PREMISES WITH HOT FOOD CONSENT

Lisney

COMMERCIAL REAL ESTATE



FEATURES

Fitted out to a high standard

Hot food consent

On site car parking

Well established location with successful trading history

LOCATION

The subject property fronts onto the busy Church Place in Lurgan town centre, benefiting from easy access to the M1 motorway, which is within 2 miles. The unit is also within walking distance of multiple businesses and a number of high density residential developments.

DESCRIPTION

The property comprises a fully fitted hot food takeaway, holds the requisite planning consent and is ready for immediate occupation.

Extending to approximately 1,321 sqft, the unit comprises a front of house / preparation area and separate stores. The property also

benefits from a car park/yard to the rear, which will be of particular interest to hot food occupiers who intend to operate a delivery service.

The unit has been fitted out to a high standard internally to include modern menu screens which have been recently upgraded, stainless steel equipment throughout, LED lighting, vinyl flooring, tiled walls and an extract canopy.

Externally the unit benefits from a fully glazed shopfront, double doors and a roller shutter.

The unit is well established as a successful and busy takeaway, having been traded as such for over 20 years, so will lend itself to a similar business, or to a new venture in the hot food sector.



ACCOMMODATION

The areas below are approximate:

Description	Sq M	Sq Ft
Shopfront/ Prep Area	61.42	661
Rear Stores	61.32	660
Total	122.74	1,321

SERVICE CHARGE

N/A

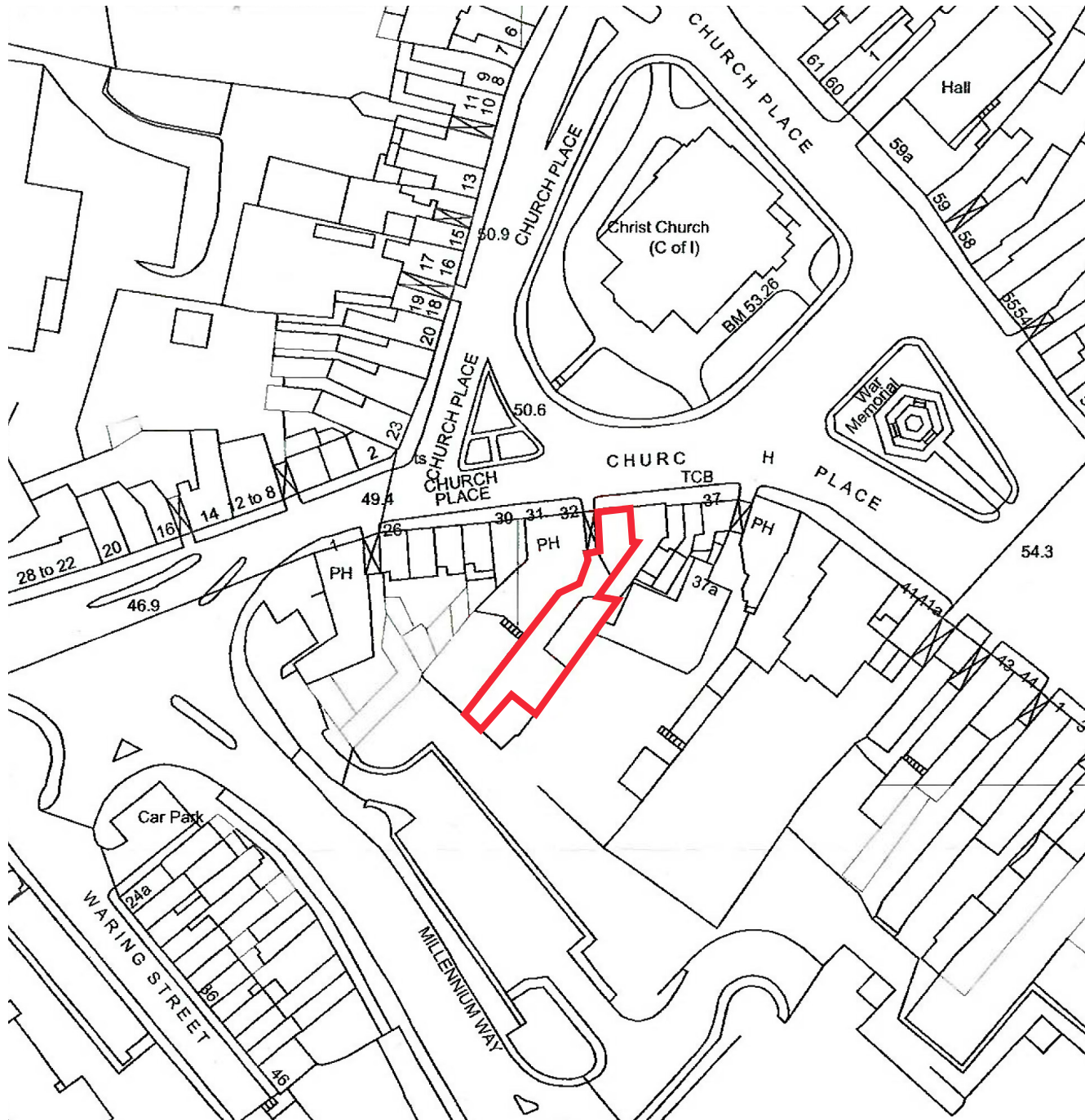
TITLE

We understand the property is held by way of a long leasehold title, details of which will be provided by the vendor's solicitor.

RATES PAYABLE

NAV:	£9,150.00
Rates Pounding 2024/25:	0.599362
Rates Payable:	£5,394.41





PRICE

Offers invited in excess of £200,000

LEASE DETAILS

Rent

£20,000 per annum

Term

By negotiation

Repairs

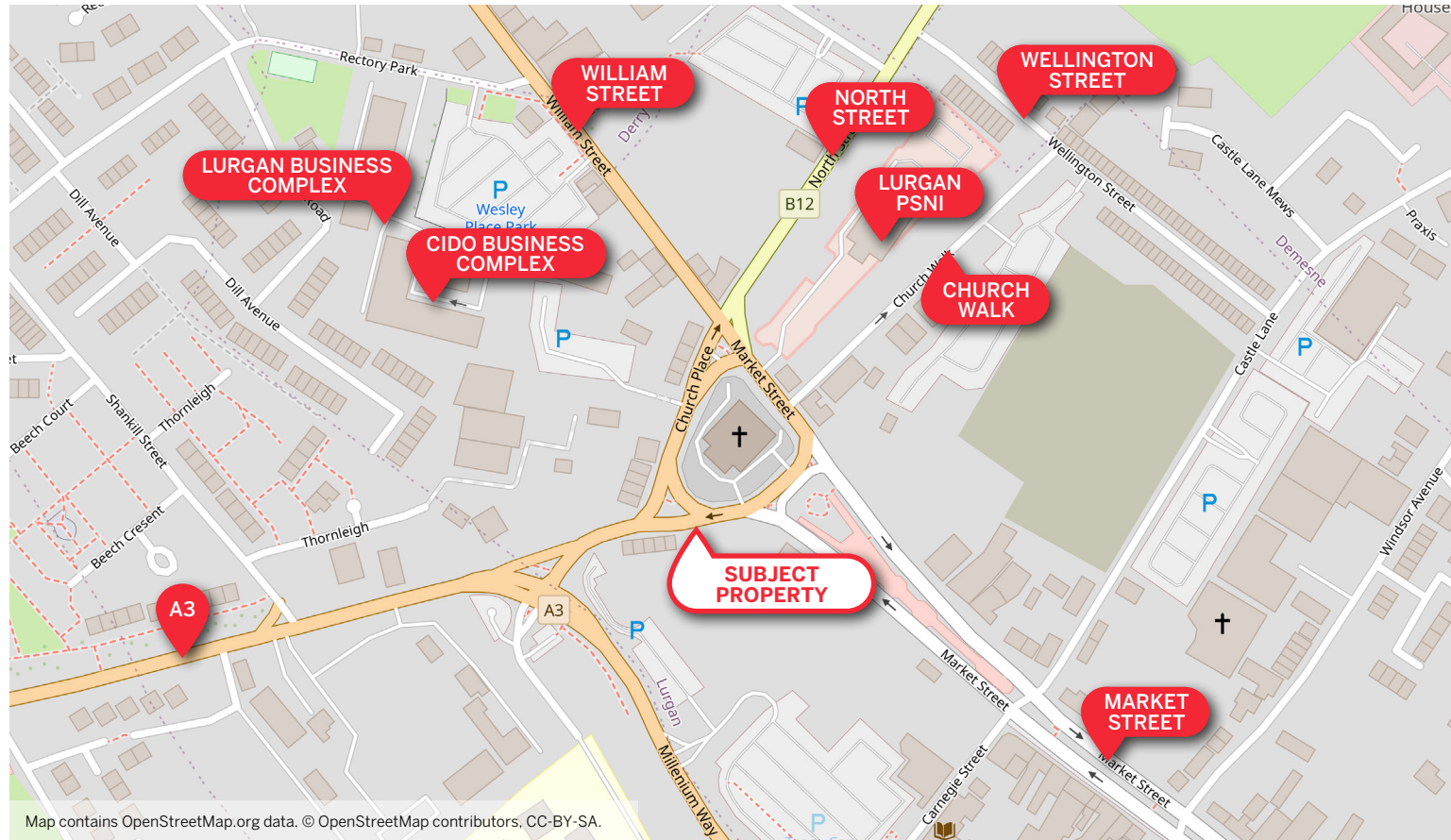
Full Repairing and Insuring terms

Insurance

Tenants will be responsible for reimbursing the Landlord with the cost of the insurance premium for the unit.

Property outline for indicative purposes only

LOCATION



VAT

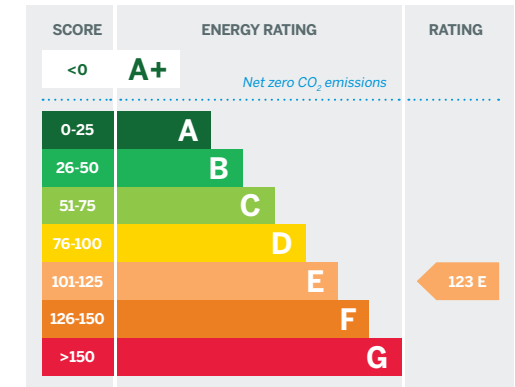
All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

STAMP DUTY

Stamp duty will be the liability of the purchaser.

EPC

The property has an Energy Efficiency rating of E123. The full certificate can be made available upon request.



CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uk/si/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF 24048

Lisney

COMMERCIAL REAL ESTATE

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