

CBRE



For Sale Due to relocation
Exciting Commercial Opportunity C.13,778 Sq.Ft.
45 Castle Lane, Lurgan, BT69 9BD

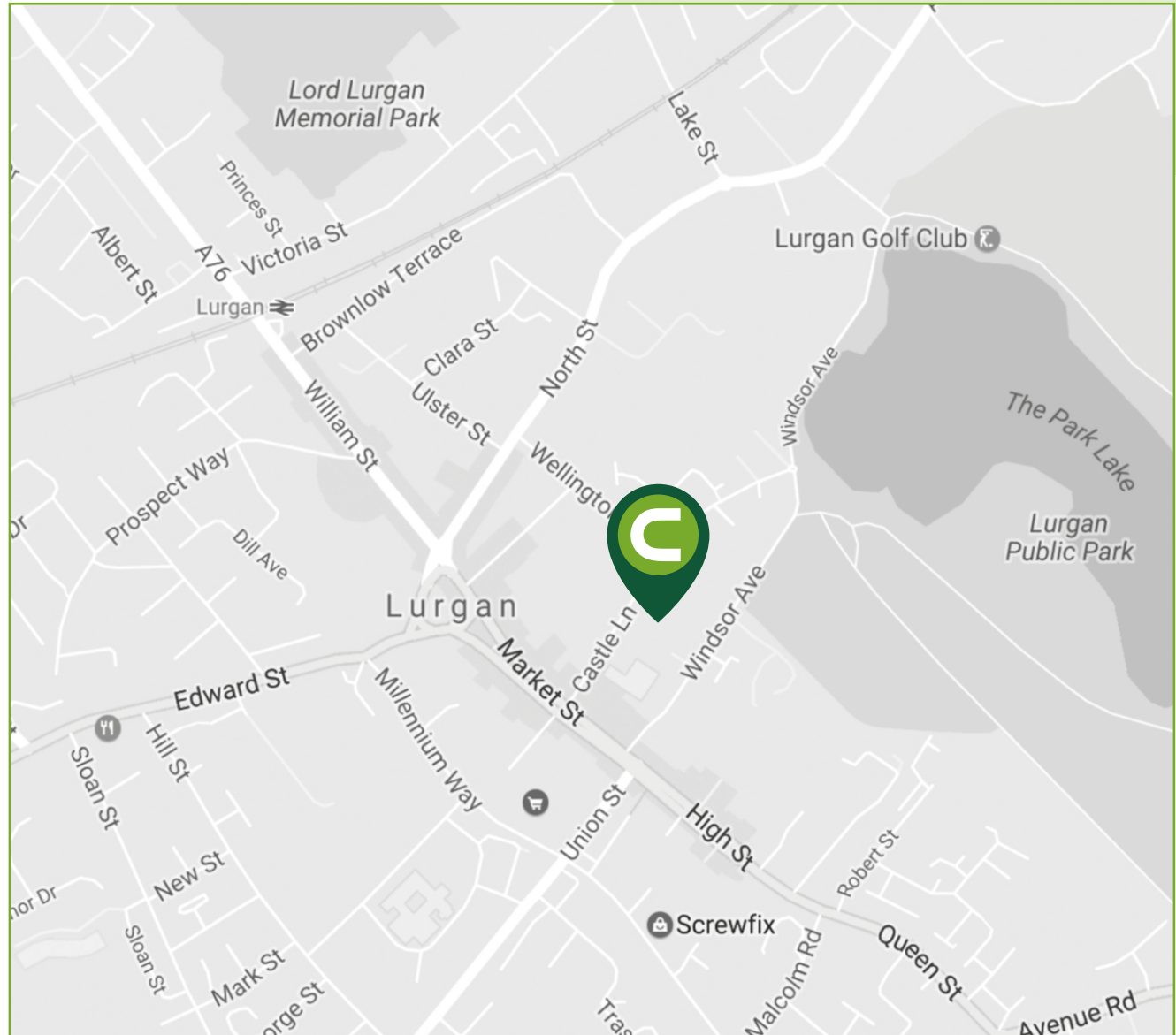
Exciting Commercial Opportunity

45 Castle Lane, Lurgan, BT69 9BD

Location

The premises are situated at **Castle Lane, Lurgan**, adjacent to the existing town centre and surrounding occupiers include **Iceland** and **Heatons/Sports Direct**. A public car park providing **c.170 spaces** is situated next to the site.

The premises are suitable for a wide range of commercial, leisure and associated uses (subject to planning). Including retail, showroom, trade counter and car sales.



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Description

The subject premises comprise a purpose built Lidl store with associated car parking and servicing facilities.

The store is currently trading but anticipated to close in September 2017 following the opening of the new store at Pinehurst Retail Park.

Accommodation

It is understood that the property provides a gross internal area of c.13,778 sq. ft. on a site extending to 1.3 acres with 106 customer car spaces and 11 staff spaces. The unit is fitted out to a standard Lidl specification of its generation and is in good order.

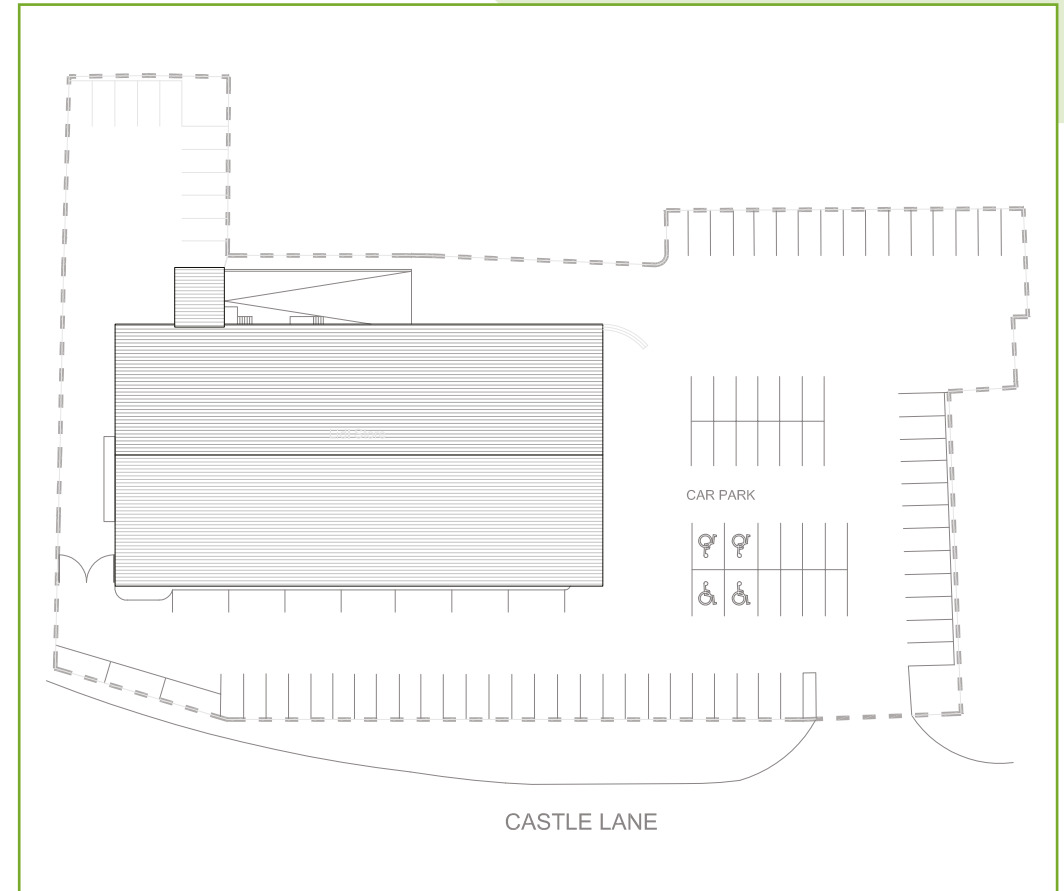


Image for identification purposes only.

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Information & Contact

Proposal

We are seeking offers in the region of £675,000.

VAT

All prices, charges and rentals are quoted exclusive of VAT.

Contact

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CBRE

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 @CBRE_NI

EPC

Energy Performance Certificate Northern Ireland Non-Domestic Building

Lidl UK GmbH
45 Castle Lane
Lurgan
CRAIGAVON
BT67 9BD

Certificate Reference Number:
0050-1988-0333-7450-0044

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at www.finance-ni.gov.uk.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 78 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Mechanical Ventilation
Total useful floor area (m²): 1283
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m² per year): 113.39
Primary energy use (kWh/m² per year): 634.51

Benchmarks

Buildings similar to this one could have rating as follows:
27 If newly built
72 If typical of the existing stock

These particulars are issued by CBRE on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, CBRE for themselves and for the vendor/lessor whose agents they are, give notice that:- (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) neither CBRE, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. Note: All plans and photographs are for identification purposes only. Subject to contract. April 2017.