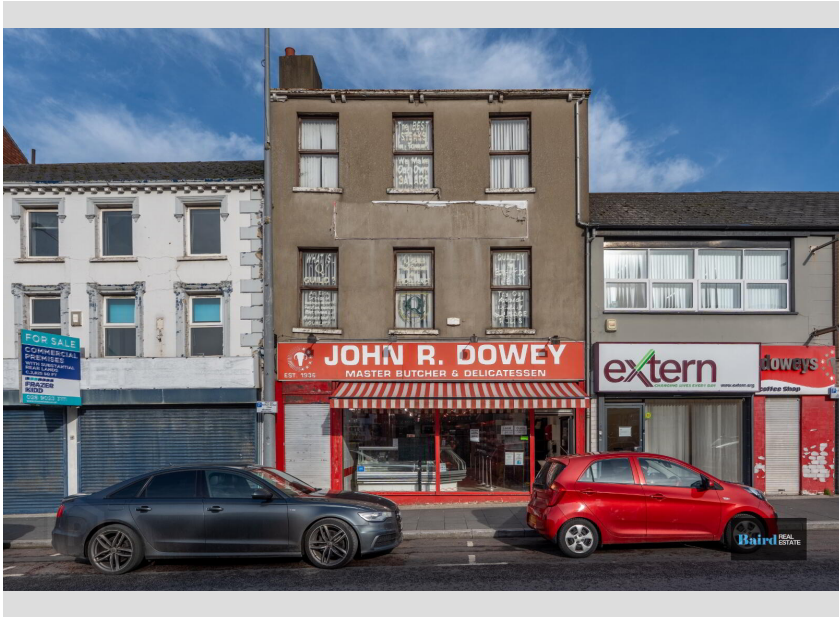


20 High Street, Lurgan

Starting Bid: £85,000.00



For sale by Baird Real Estate via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsoldni.com. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Occupying a prominent position on Lurgan's bustling High Street, this substantial property presents a superb opportunity for those seeking a high-visibility commercial premises with excellent potential. The property has long been home to a well-known local butcher's and offers a versatile layout comprising a spacious ground floor retail area, preparation rooms, kitchen, staff facilities, office space and generous storage space.

To the upper floors at the front of the building are two additional levels offering significant development potential (currently without internal access), ideal for conversion or expansion subject to necessary consents.

Externally, the property benefits from a rear yard with vehicular access, providing added convenience for deliveries or parking.

Whether you are an established business seeking a prime town centre location, an investor

looking for a high-yield opportunity, or a developer exploring potential for mixed-use or expansion, this property offers endless possibilities.

Fixtures and fittings may be negotiable.

Accommodation Comprises:

Ground floor, shop area

Office space: 1.4m wide x 3.5m

WC: 1.25 x 1.40

Float wash hand basin, shelved slot lighting and extractor fan.

Shop floor: 5.25 x 28.5

Tiled walls, power points, sinks and drainers, (Cold stores), alleyway leading from high street, concrete path leading to store and prep area .

Built in cold storage, stainless steel sink and drainers, power point, ramp.

Kitchen Area: 8.95 x 5.66

Stainless steel sink drainers, extractor system, power points, built in cold storage, pvc walling, fire exit, pvc doors and windows dividing from prep area.

First Floor

Work Area: 15m x 5.88m

Vinyl flooring, power points, extractor fan and fire exit.

Office 1: 3.6m x 3.4m

Rear aspect windows, power points, radiator, telephone point and vinyl flooring.

Office 2: 3.55 x 2.55

TV and power points, windows over looking to main retail space.

Storage Room: 5.5 x 3.05

Power points, range storage, cupboards, stainless steel sink drainer, rear aspect windows, steps into storage and vinyl flooring.

Storage 2: 2.45 x 4.5

Vinyl, lighting and front aspect windows,

Access to rear yard

Stoned lane way and parking at rear

Outside storage area/wc: 2.7 x 4.18

VAT

We are awaiting confirmation if the property is elected for VAT

Rates

There are two separate NAV values associated to the property

20 High Street

NAV - £11,700

Rates payable (25/26) - £7137 (LPS)

20a High Street

NAV - £4050

Rate payable (25/26) - £2470

Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.