

**Drive Thru  
Planning  
Consent Granted**



For Identification Purposes Only

# For Sale / To Let

Land at Millennium Way, Lurgan BT66

Drive Thru with Parking Opportunity



## Location

Lurgan is a prosperous market town approximately 22 miles south west of Belfast forming part of the Craigavon Borough which has a population of approximately 80,000 persons.

The subject property is situated in an extremely prominent and convenient location on Millennium Way only minutes away from Lurgan town centre but within an area which has a significant residential catchment area as well as a number of Primary and Secondary schools.

The property benefits from in excess of 50 metres of road frontage and enjoys significant passing vehicular traffic flow.

In the surrounding area there are a number of both local and national occupiers to include Lidl, Alana Interiors, James Hamilton Group, Cake Décor, Screwfix, Home Bargains, Supervalu, Tesco Superstore and McDonald's.

## Description

The subject property extends to approx. 0.4 acres benefitting from in excess of 50 metres of road frontage onto a busy highway.

Planning has been granted for a drive thru unit of approx. gross internal area of 2,376 sqft with parking on site (planning ref LA08/2021/0142/F).

It is understood services are within the immediate area of the subject site. Interested parties are required to satisfy themselves on the availability and adequacy of any required services.

## Accommodation

The property provides the following approximate Gross Internal Area:

Description	Sq. ft	Sq. m
Drive Thru	2,376	220

## Proposal

Option exists to purchase the site with the benefit of the current planning consent in place.

**Guide Price:** £300,000 exclusive

Alternatively the vendor would consider constructing the drive thru as per the current planning consent subject to a tenant entering into an Agreement For Lease upon the following lease terms—

**Term:** 15 year lease with rent review every 5 years on an upward only basis to the higher of open market rent or compounded RPI increases.

**Rent:** £90,000 per annum exclusive payable quarterly in advance

**Repairs:** Full repairing

**Building Insurance:** The tenant is to reimburse the landlord in relation to the building insurance premium.

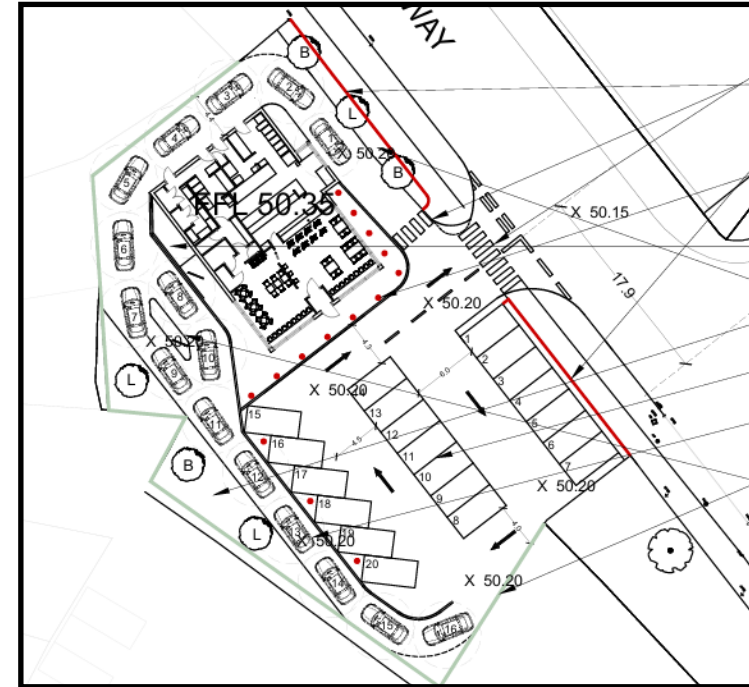
## NAV

NAV: To Be Assessed  
Rate in £ 2025 / 26 £0.609969

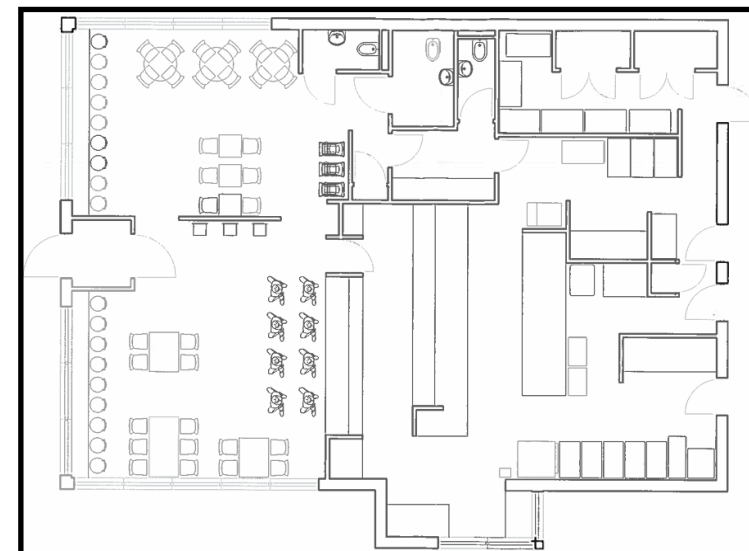
## VAT

We understand the property has not been VAT elected and so VAT will not be chargeable on a sale price.

VAT however will be chargeable if the property is leased.



**Not To Scale /  
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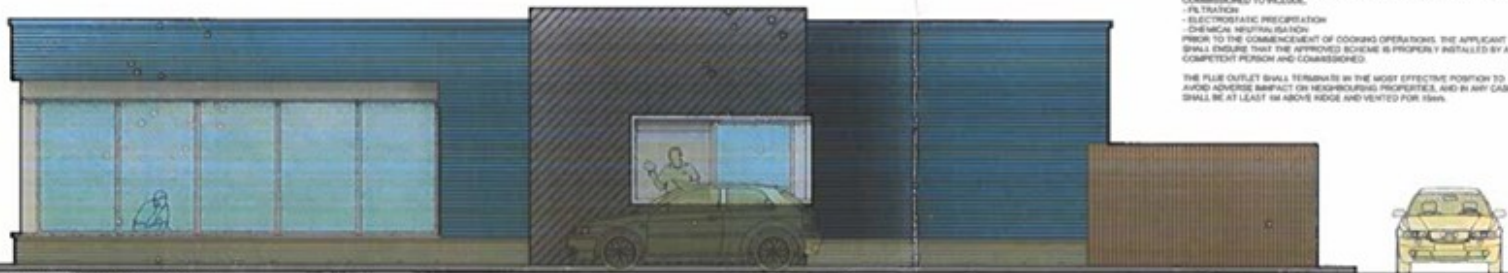




NORTH-EAST ELEVATION (SIDE)

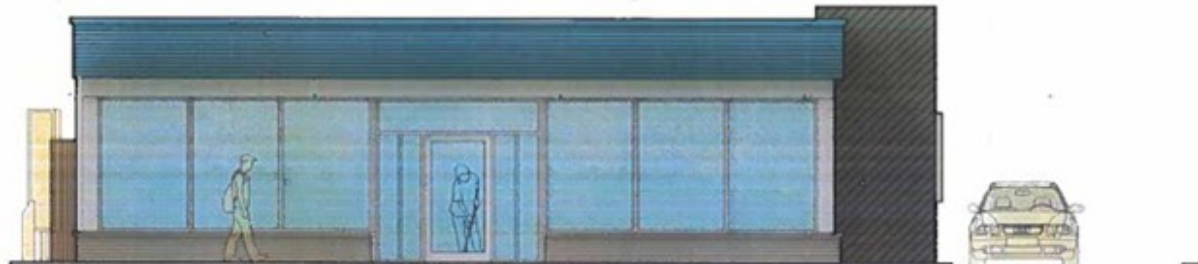


SOUTH-EAST ELEVATION (REAR)

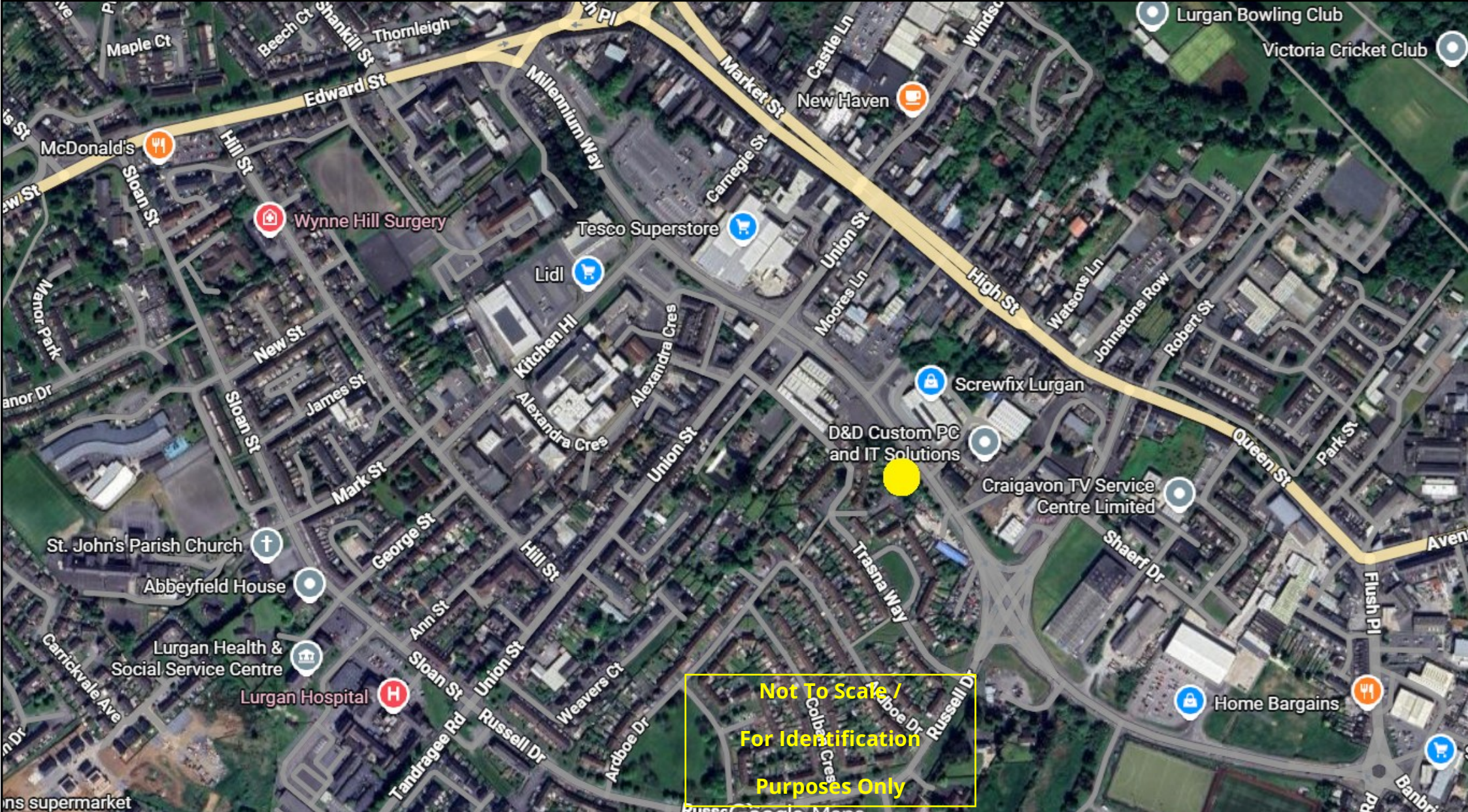


SOUTH-WEST ELEVATION (SIDE)

A THREE STAGE EXTRACTION VENTILATION SYSTEM SHALL BE INSTALLED AND COMMISSIONED TO INCLUDE:  
 - FILTRATION  
 - ELECTROSTATIC PRECIPITATION  
 - CHEMICAL NEUTRALISATION  
 PRIOR TO THE COMMENCEMENT OF COOKING OPERATIONS, THE APPLICANT SHALL ENSURE THAT THE APPROVED SCHEME IS PROPERLY INSTALLED BY A COMPETENT PERSON AND COMMISSIONED.  
 THE FLEE OUTLET SHALL TERMINATE IN THE MOST EFFECTIVE POSITION TO AVOID ADVERSE IMPACT ON NEIGHBOURING PROPERTIES, AND IN ANY CASE SHALL BE AT LEAST 3M ABOVE RIDGE AND VENTED FOR 15MIN.



NORTH-WEST ELEVATION (FRONT)



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For further information or to arrange a viewing, please contact:-

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