

For Sale / To Let

1 Edward Street, Lurgan, BT66 6DB (Master McGrath Arms)

Extensive Licenced Premises / Potential Development Site Subject to Planning Permission



Building/Site

Highly prominent public house with development potential



Location

Prime town centre location with high vehicular / pedestrian footfall



Size

c. 4,445 sqft / 413 sqm comprised over two floors on a site of c.0.11 acres



Licence

Intoxicating Liquor Licence included in the sale / lease



Price / Rent

Offers over £350,000 exc. / Rent £26,000 exc. per annum

Long Established Public House / Potential Development Site (Subject to Planning)

Features

- Long established public house.
- Superb opportunity to re-establish a profitable business in a popular location.
- Intoxicating liquor licence included in the sale / lease.
- Prime high street location.
- Fully fitted bar requiring minimal initial capital expenditure.
- Off-licence unit included.
- Private beer garden.
- Billboard advertising station.
- Potential development site subject to planning.

Location

Located on Edward Street in Lurgan Town Centre, the property benefits from high vehicular and pedestrian footfall. The subject neighbours many thriving businesses including Toals Bookmakers and is close to the main train line to Belfast and Dublin.

Description

This property extends to c.4,445 sqft / 413 sqm over two floors to include a main bar, two private function rooms, an off-licence unit and a private beer garden.



Accommodation

We have summarised the approximate GIA floor areas below:-

	Sq M	Sq Ft
Front Bar	110.21	1,186
Back Bar	48.41	521
Off License	27.4	295
Function Room 1	14.1	152
Function Room 2	51	549
Pool Room	69.31	746
Total	320.43	3,449

Lease Details

Rent: £26,000 per annum
Term: 5 years minimum
Service Charge: N/A
Insurance: Landlord to pay and tenant to reimburse

Rates

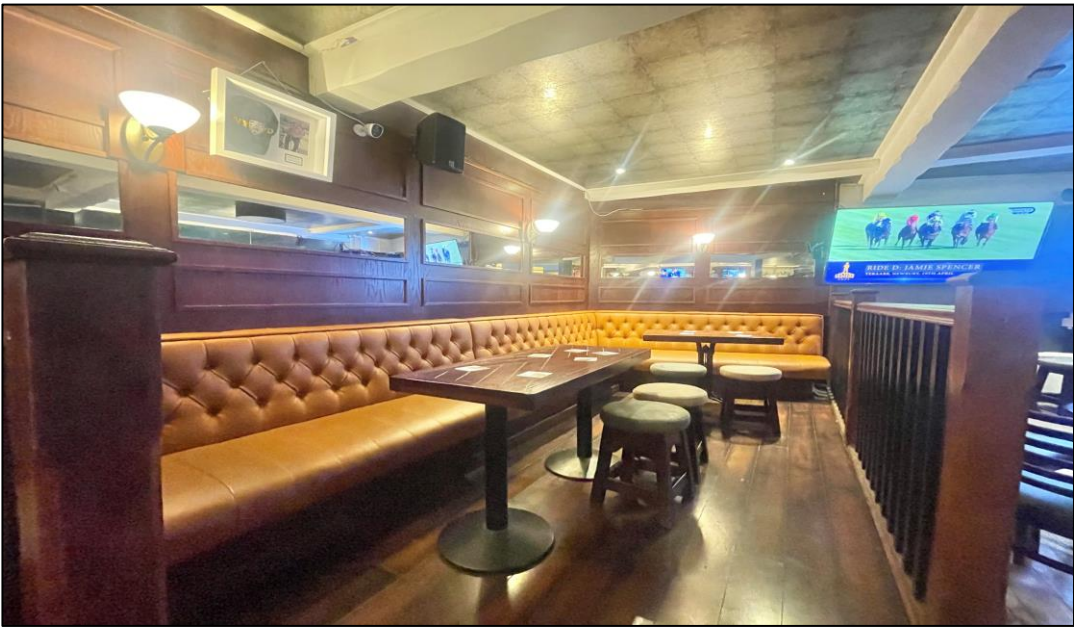
Rates payable £12,438 per annum 2024/2025.

Price / Rent

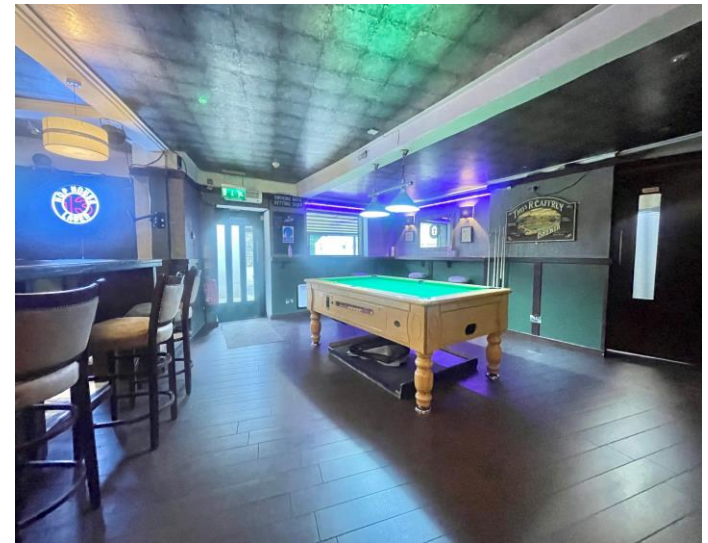
Offers over £350,000 exc. to purchase or rental proposals invited at £26,000 exc. per annum.

VAT

We are advised the property is currently not VAT registered.



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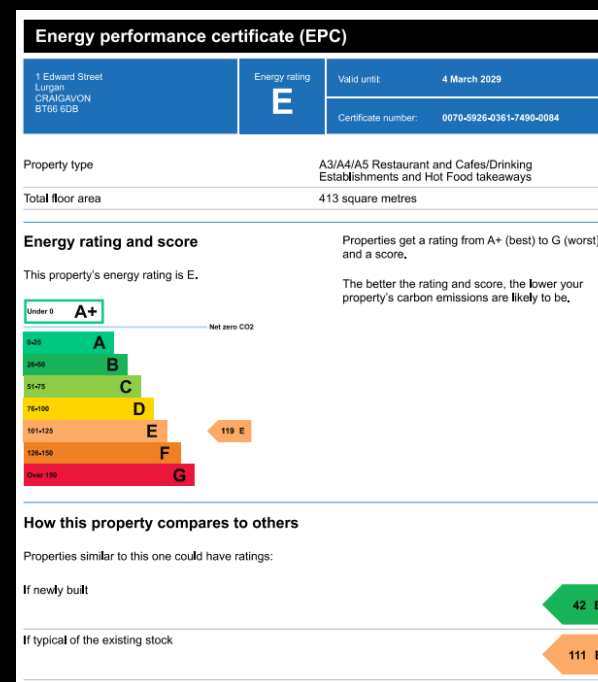
Northern Property

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Energy Performance Certificate



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2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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