

FOR IDENTIFICATION PURPOSES ONLY

# TO LET

(AVAILABLE C. MAY / JUNE 2027)

## 23 Main Street, Moira, Co Armagh, BT67 0LE

2 No. Retail Units in Developers Shell Condition extending to c. 93 sq m (1,000 sq ft) Each

**BENEFITTING FROM HOT FOOD CONSENT**

# LOCATION

Moira is a popular commuter town situated c. 18 miles south of Belfast and c. 10 miles from Lisburn with a resident population of c. 4,500 persons.

The town benefits from excellent transport links being located c. 1 miles from the Junction 9 roundabout interchange, providing ease of access to the M1 Motorway and A26 / Airport Road and is a key station on the Belfast to Dublin train route.

Moira is a popular destination, drawing custom from the neighbouring villages of Magheraberry, Aghalee, Magherlin, and Dollingstown as well as the wider catchment area.

The subject units will be located to the rear of the New Poole's Supervalu store car park on Main Street (A3) facing The Village Centre development, close to the Lurgan Road / Old Kilmore Roundabout.

# DESCRIPTION

The units will be offered in developers shell condition with services to upstands, ready for individual tenants fit outs.

Both units benefit from hot food consent but are also suitable for alternative retail uses, subject to any necessary statutory consents.

Other occupiers in close proximity include Grahams Fish & Chips, Winemark, Centra PFS, Boots, Wine & Brine, The Four Trees and McCartneys Butchers.

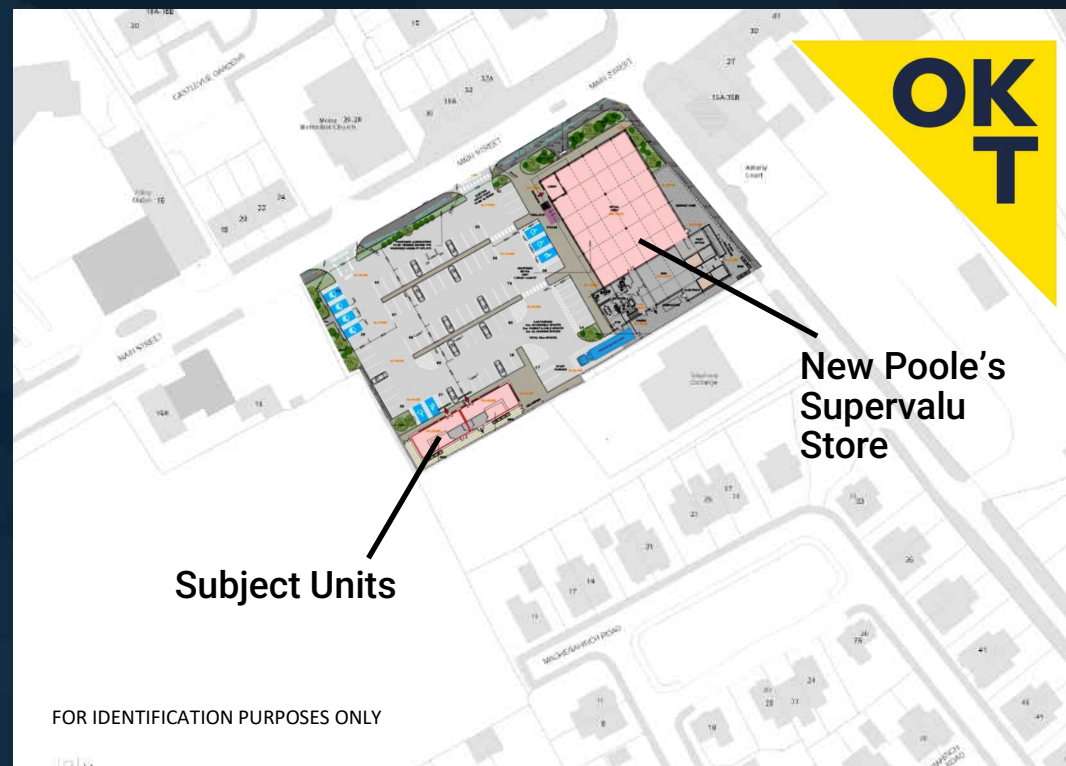
# ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Unit 1	C. 93	1,000
Unit 2	C. 93	1,000

## 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 - <http://www.legislation.gov.uk/uk/si/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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: 10492



## Practical completion is anticipated for May / June 2027

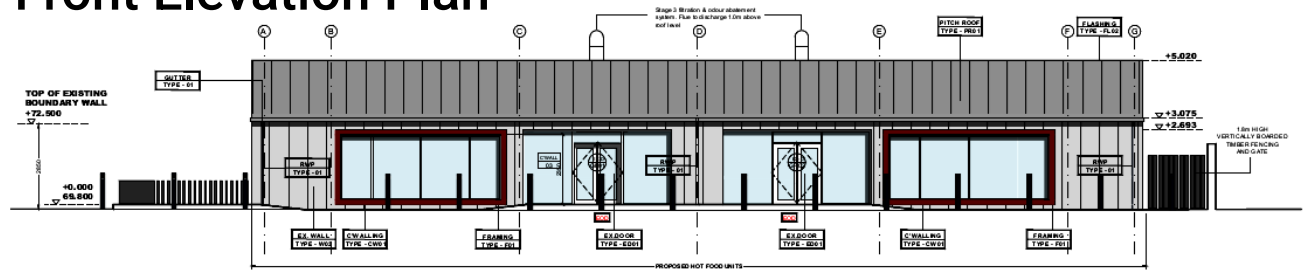


CGI Images of New SuperValu Store



# 23 Main Street, Moira

## Front Elevation Plan



CGI Images of New SuperValu Store and Available Units within the Scheme



# LEASE DETAILS

RENT:	£20,000 per annum per unit
TERM:	Subject to a minimum of 5 year term
REPAIRS / INSURANCE:	Effective FRI lease terms
SERVICE CHARGE:	Payable in respect of the repair and maintenance of the common areas and roof of the building - to be confirmed, but estimated to be c. 50p - £1 psf
AVAILABILITY:	c. May / June 2027

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

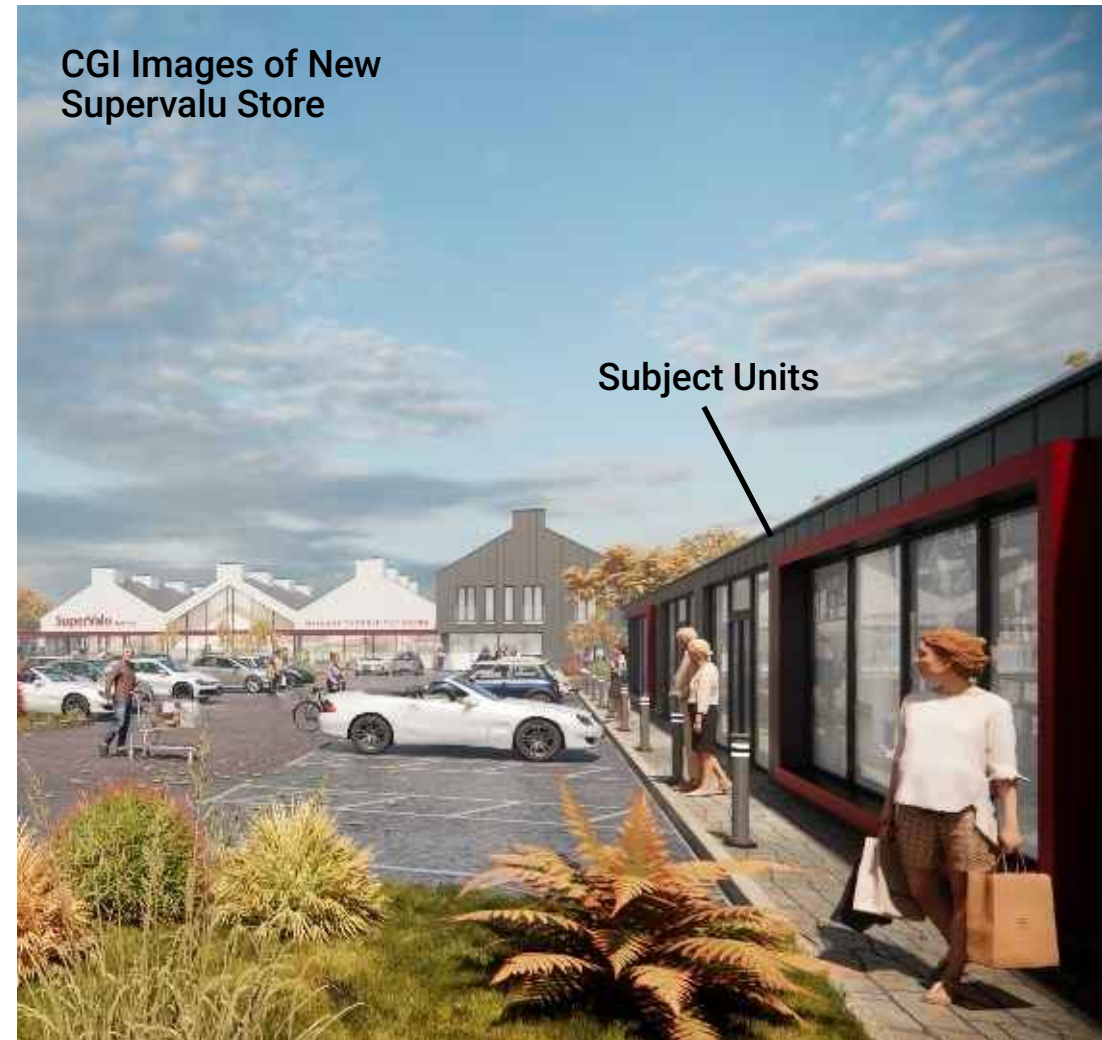
## VAT

All prices, outgoings etc are exclusive of, but will be subject to VAT.

## NAV (RATES PAYABLE)

NAV: To be confirmed once constructed.

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**IAIN MCCABE**

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### O'CONNOR KENNEDY TURTLE

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