



BUILDING A

BUILDING B

CGI image for indicative purposes only.

ALL ENQUIRIES

(SITE SALE OR PRE-LET FULLY APPROVED SCHEME/S)

**PROMINENT COMMERCIAL SITE WITH FPP FOR PROPOSED FILLING
STATION / CONVENIENCE STORE AND RESTAURANT / TAKEAWAY UNIT
WITH POTENTIAL FOR DRIVE THRU OUTLET**

SILVERWOOD ROAD / KILN LANE, LURGAN, BT66 6NF



Commercial Real Estate
From every angle

Silverwood Road / Kiln Lane, Lurgan BT66 6NF

**PROMINENT COMMERCIAL SITE
WITH PLANNING PERMISSION
FOR A FILLING STATION AND
RESTAURANT / TAKEAWAY
UNITS**

Features

Site area - 1.2 acres

Excellent frontage onto Silverwood Road
c. 246ft (75m)

A) PFS/Convenience store - 4,812sqft
(447sqm) with 8 no. pumps

B) Food and Beverage Unit with
potential for drive thru outlet -
3,982sqft (370m²) (2 Possible Units)

Strong vehicular traffic passing the site
daily

74 no. car parking spaces

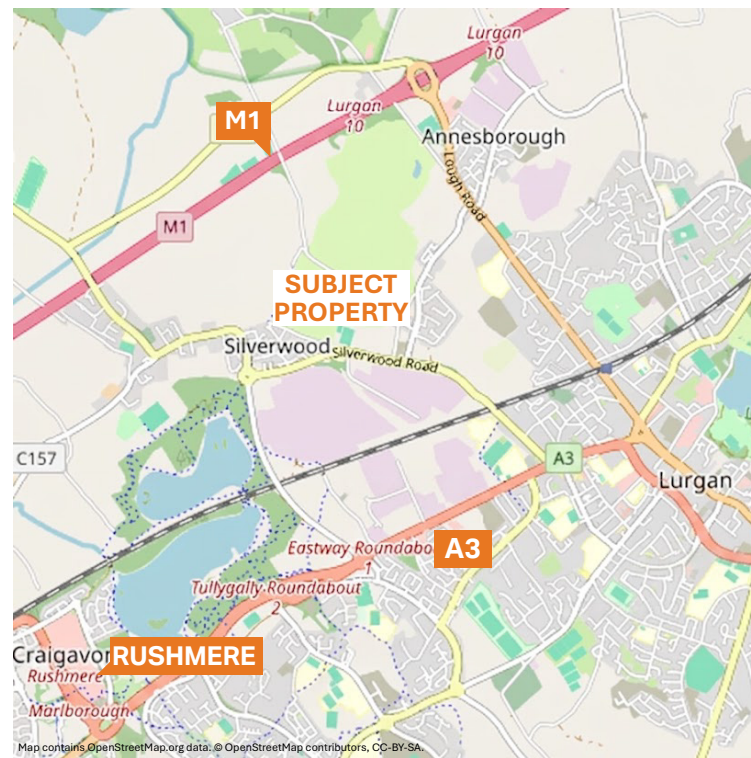
LOCATION

The subject site occupies a highly prominent, easily accessible position fronting Silverwood Road (accessed off Kiln Lane), situated directly adjacent to the bustling Silverwood and Annesborough Industrial Estates to the west of the town centre; and strategically positioned adjacent to the established Boconnell residential area just off the M1 motorway.

Located less than 1.5 miles from Junction 10 of the M1 motorway (Lurgan), providing arterial access to Belfast (approx. 25 miles east), Portadown, and the wider province.

Situated near two of Northern Ireland's premier industrial and logistics locations, adjacent to a number of major employers, manufacturing hubs, and trade counters, ensuring high volumes of daily local workforce traffic.

The site enjoys strong levels of passing traffic to and from the adjacent industrial estates as well as the town centre of Lurgan.



DESCRIPTION

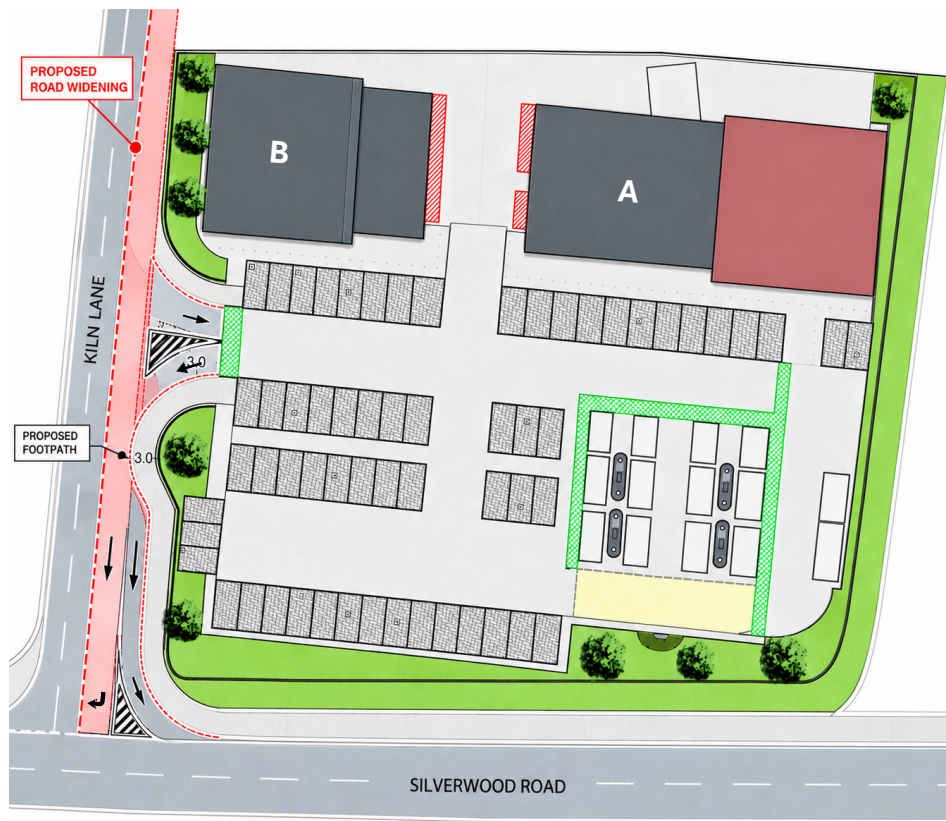
The subject property currently comprises a prominent, rectangular-shaped development site extending to approximately 1.2 acres.

Generous frontage onto Silverwood Road 246ft (75m) and access off Kiln Lane.

PLANNING PERMISSION

The site benefits from Full Planning Permission for a roadside scheme to include road widening and comprising:

- A) • 8-Pump Petrol Filling Station (PFS): featuring an overhead canopy and associated underground tank infrastructure.
- Retail / Convenience Store
- B) • 2 no. Unit Food & Beverage standalone commercial building split by floor level for complementary roadside dining and takeaway uses
- Across the site, there are 74 no. car parking spaces

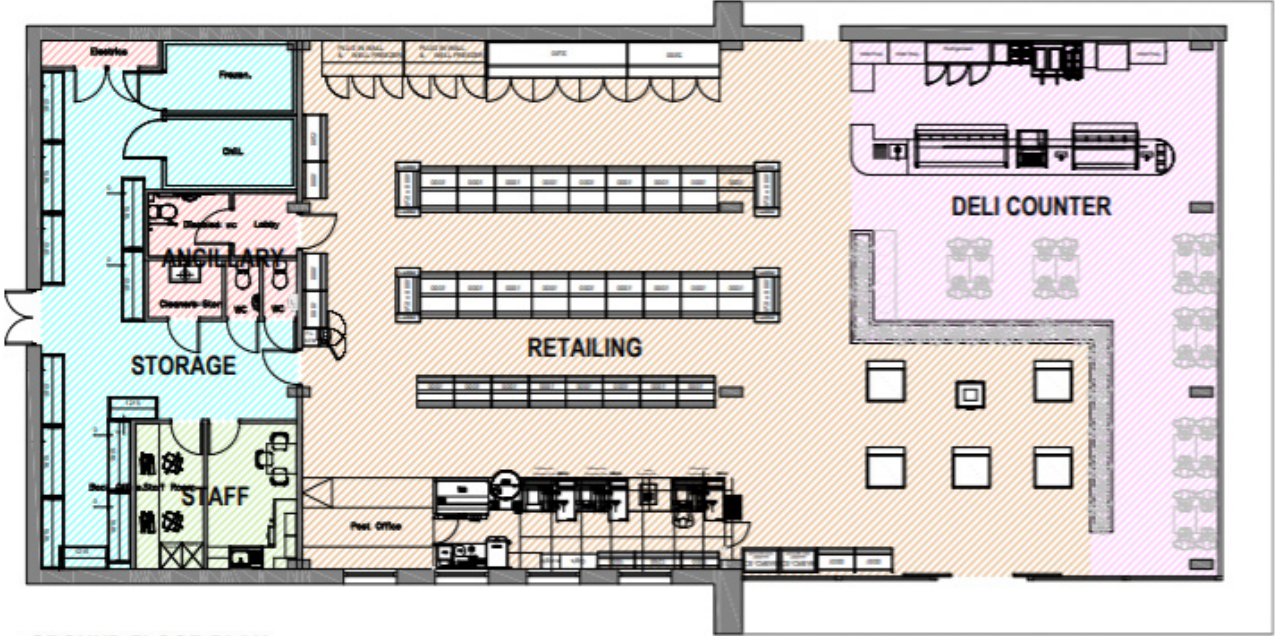


ACCOMMODATION

(GIA)

Building A -PFS / Convenience Store (possible layout)

DESCRIPTION	AREA SQM	AREA SQFT
A) PFS/Retail	447	4,812
Food & Beverage Units (possible sub-division)	-	-
i) Restaurant	278	2,992
ii) Takeaway	92	990
TOTAL		8,794



GROUND FLOOR PLAN

Building B (possible layouts)

i) Sit-Down Restaurant

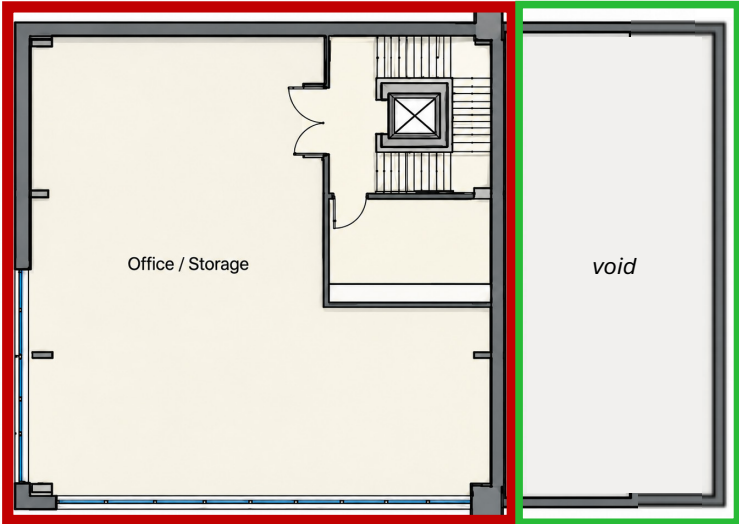
ii) Takeaway

KEY:

- Restaurant
- Takeaway



GROUND FLOOR PLAN

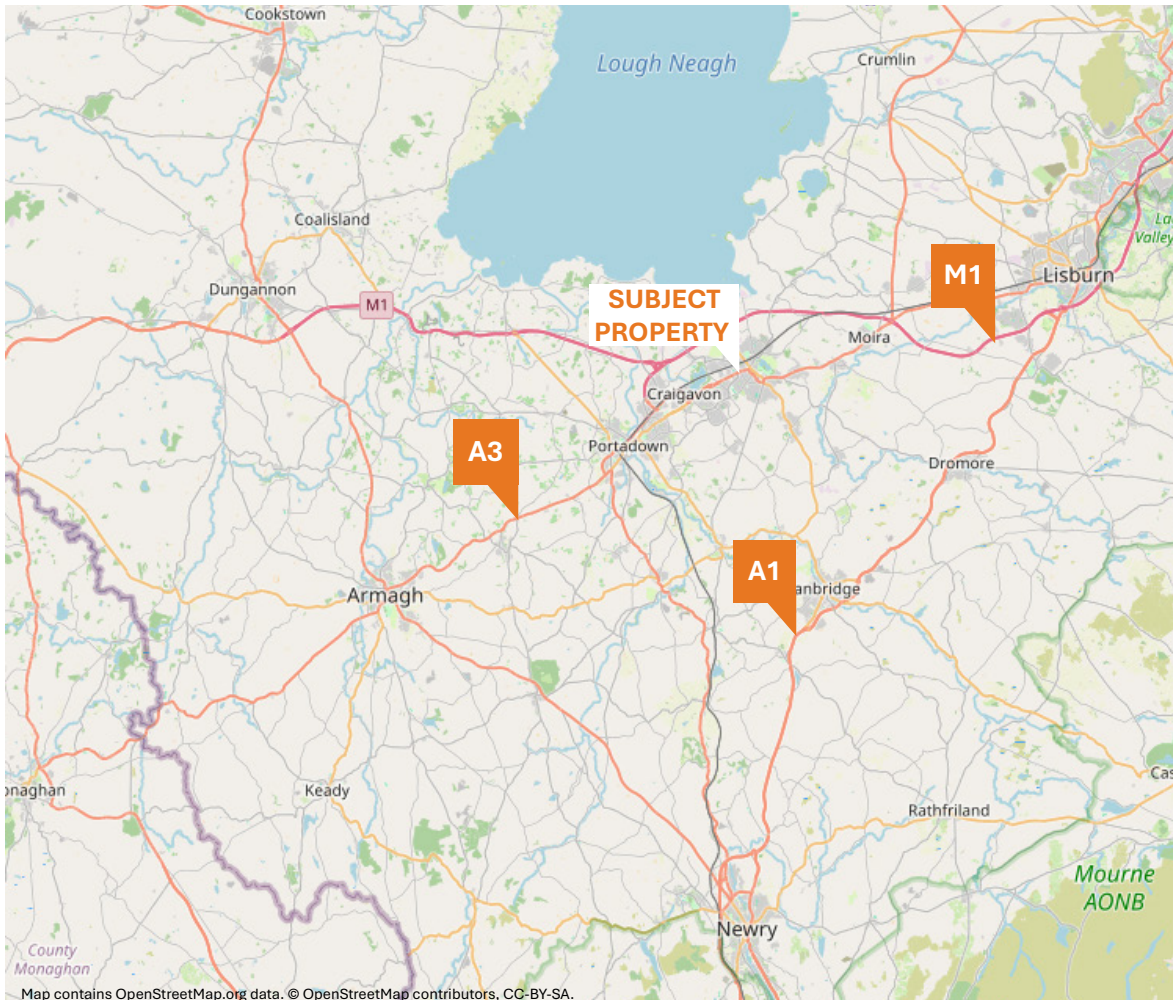


FIRST FLOOR PLAN

SITE LOCATION



LOCATION



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 - <https://www.legislation.gov.uk/uksi/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Ambit CRE. 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. Please Note The Directors of Ambit CRE for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Ambit CRE has any authority to make or give any representation or warranty whatever in relation to the property. REF 25585

LEASE DETAILS

Rent

Upon Application

Term

By Negotiation Subject to Periodic Rent Reviews

Repairs & Insurance

Full Repairing and Insuring Lease

SALE DETAILS

Price Upon Application.

TITLE

Freehold.

DRONE FLY THROUGH



VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

EPC

EPC Ratings To Be Assessed

RATES

NAV - To Be Assessed



Commercial Real Estate
From every angle

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VIEWING

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by appointment
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