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TO LET

Lennox House, 17-19 Market St., Armagh, BT61 7BW

Modern First & Second Floor Offices with Passenger Lift

LOCATION

Armagh is one of Northern Ireland's principle market cities and is regarded as a place of historical interest. Armagh City has a population of c. 15,000 and a district population of 54,263 persons according to the 2011 census.

The subject premises are located in Lennon House on Market Street in the heart of Armagh City Centre, the prime retail pitch for the city. The premises is situated directly opposite Armagh City Library, Armagh City Theatre and The Mall Shopping Centre.

DESCRIPTION

The subject premises comprise modern first and second floor office accommodation. The space benefits from excellent levels of natural light and is accessed via an attractive ground floor entrance foyer and high speed lift.

The accommodation is located above New Look and Bonmarché and directly opposite Omniplex Cinema with neighbouring office occupiers including Reed in Partnership and Southern Health and Social Care Trust.

ACCOMMODATION

DESCRIPTION

AREA (SQ M)

AREA (SQ FT)

First Floor Office Suites

c. 279 sq m

3,009 sq ft

Second Floor Office Suites

c. 281 sq m

3,033 sq ft

TOTAL ACCOMMODATION

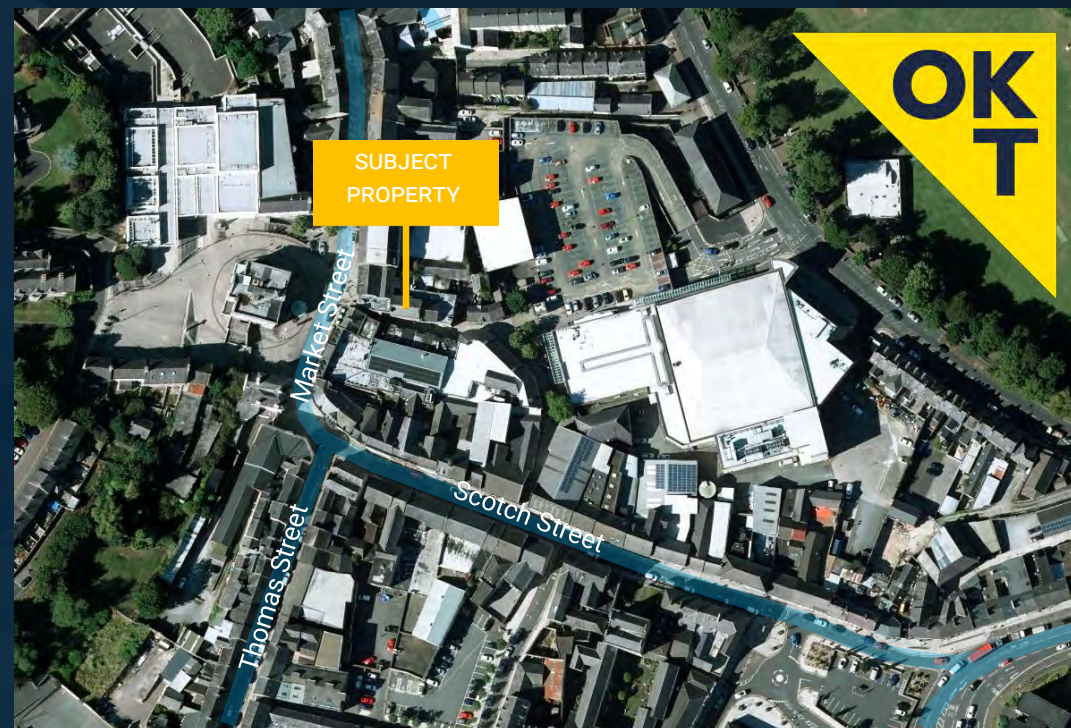
c. 560 sq m

6,042 sq ft

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/ukSI/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: 7955



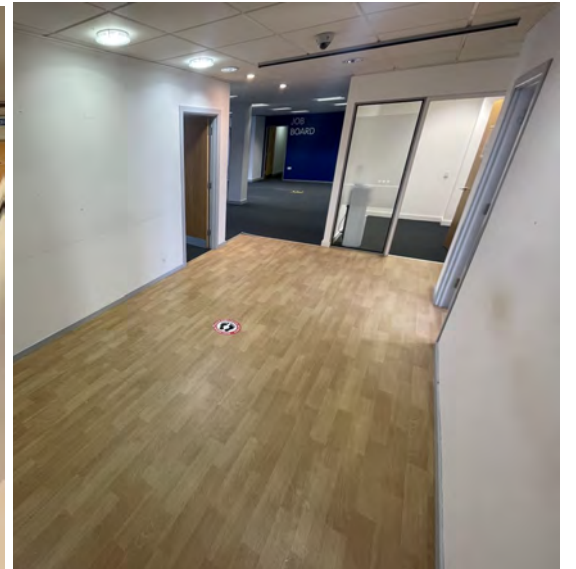
FOR IDENTIFICATION
PURPOSES ONLY



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LEASE DETAILS

RENT: £15,000 per annum
TERM: Negotiable
REPAIRS / INSURANCE: Full repairing and insuring lease by way of service charge contribution

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 may be subject to VAT.

NAV (RATES PAYABLE)

First Floor NAV: £22,763

Estimated Rates Payable in accordance with LPS: £12,374.13

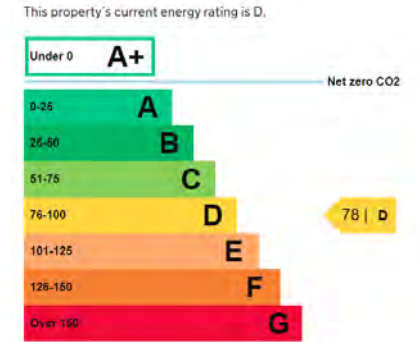
Second Floor NAV: £13,300

Estimated Rates Payable in accordance with LPS: £7,229.97

Please note that all prospective tenants should make their own enquiries to confirm the NAV / rates payable.

EPC

(ENERGY PERFORMANCE CERTIFICATE)



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

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OKT 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 intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant 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 O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

