

FOR SALE

10 BALTEAGH ROAD, CRAIGAVON, BT64 1HD

CBRE NI

PART OF THE AFFILIATE NETWORK

Lambert
Smith
Hampton



FORMER SUPERMARKET PREMISES

15,532 sq ft (1,443 sq m)

Key Benefits

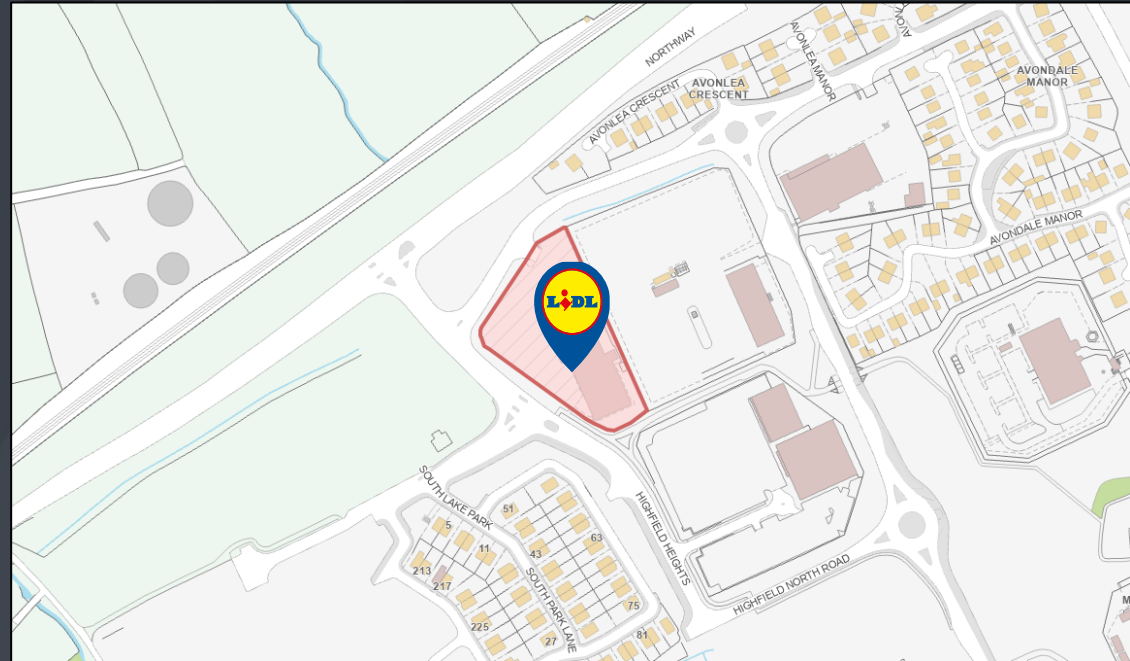
- Prime location
- On site Car Parking (154 spaces)
- Suitable for various uses (subject to planning)
- Sold with the benefit of vacant possession

Location

Craigavon town is located approximately 29 miles southwest of Belfast and 24 miles north of Newry. Craigavon has an excellent communications network, providing access to the northeast towards Belfast and to the west and northwest of the province toward Dungannon and Londonderry. The subject property is situated on the Balteagh Road off the A3 Northway Road, connecting to Junction 11 of the M1 motorway approximately 7 miles away.

Description

The premises comprise a c. 15,532 sq ft modern purpose-built store with c. 154 car parking spaces and servicing facilities standing a total site of c. 1.96 acres. The property is currently fitted out as a supermarket however is suitable for a variety of uses, subject to any necessary planning consent.



Accommodation

Total	15,532 Sq. ft	1,443 Sq. M
-------	---------------	-------------

Sale Details

Offers in excess of £1,100,000 (One Million One Hundred Thousand Pounds, exclusive).

VAT

All prices, charges and outgoings are quoted exclusive of but may be liable to Value Added Tax at the prevailing rate.



Restriction

Not to use or permit or authorise the Property or any part thereof to be used for the Restricted Use (as defined below).

1. As a food supermarket, a discount food supermarket, discounted food retailer/supermarket or similar retailer with a gross internal area of more than 3,000 sq. ft; and/or
2. As an off licence pursuant to Article 5(1)(a) and/or Article 5(1)(b) of the Licensing (Northern Ireland) Order 1996 of any size for the sale of intoxicating liquor.

Rates Payable

We have been advised by Land and Property Services that the rateable value is £195,500. The rate poundage for 2025/2026 is £0.609969. therefore, the rates payable for the current year are £119,248.94.

AML

CBRE NI and LSH are required to obtain evidence of the identity and proof of address of potential purchasers as part of mandatory anti-money laundering checks.

Information & Contact

EPC

The building has been rated as B-49 under EPC regulations. A copy of the EPC Certificate is available below and can be made available on request.



Contact

Stephen Smith

T: 0797 6523 666

E: stephen.smith@cbreni.com

CBRE NI

The Linenhall
32-38 Linenhall Street
Belfast, BT2 8BG

T: 028 9043 8555

W: www.cbreni.com

@CBRE_NI

Gary Martin

T: 078 41145 500

E: gmartin@lsh.ie

Lambert Smith Hampton

The Kelvin
17-25 College Square East
Belfast, BT1 6DH

T: 028 9032 7954

W: www.lsh.ie

@LSHtweets

These particulars are issued by CBRE on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, CBRE for themselves and for the vendor/lessor whose agents they are, give notice that:- (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) neither CBRE, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. Note: All plans and photographs are for identification purposes only. Subject to contract. Feb 2026.