

FOR SALE / TO LET

Retail Opportunity

CBRE | **NI**

PART OF THE CBRE AFFILIATE NETWORK

**Lambert
Smith
Hampton**



21 ARMAGH ROAD, PORTADOWN BT62 3DL
Exciting Commercial Opportunity

Approximately 13,487 sq.ft. (1,253 sq.m)

Location

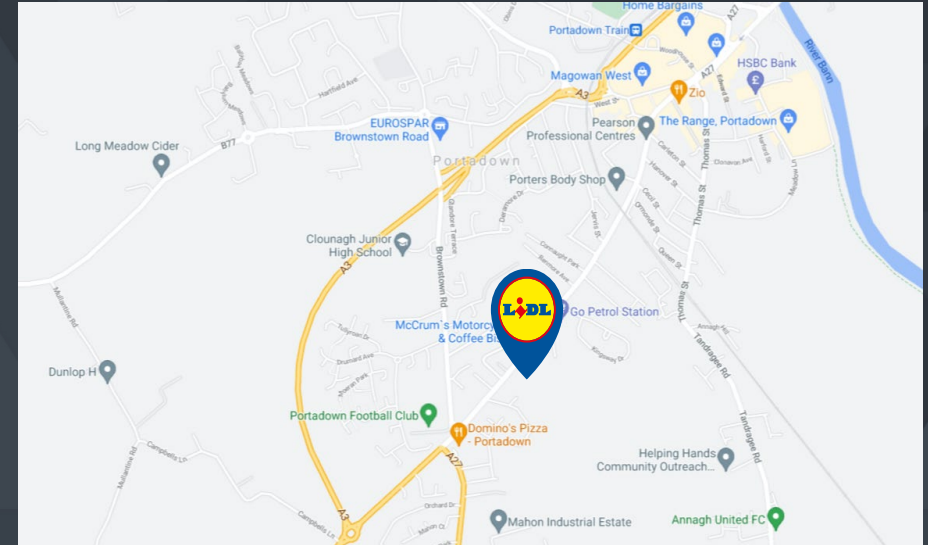
The premises occupies a prominent position on the Armagh Road. Neighboring occupiers include a Go Petrol Filling Station and residential dwellings. The subject is situated within proximity of Tesco Superstore and Cascades Leisure Complex.

Key Benefits

- Prominent roadside position
- On site Car Parking
- 13,487 sq ft (sales floor of 10,731 sq.ft)
- Designated delivery bay off main car park

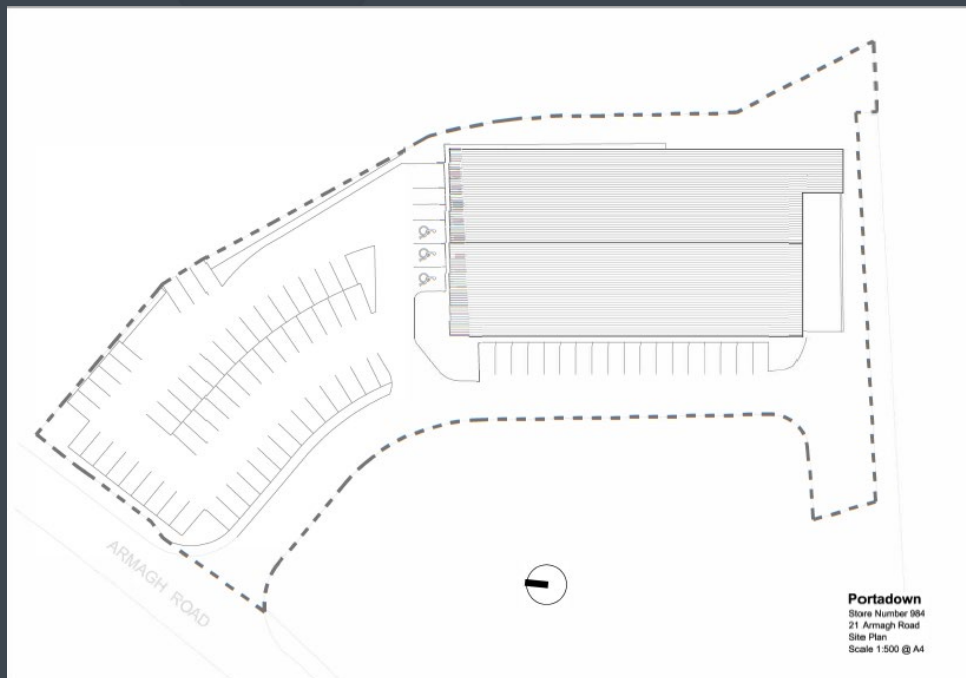
Description

The subject premises comprises a 13,487 sq.ft modern purpose-built Lidl store with a sales floor of 10,731 sq.ft sales floor, 80 car parking spaces and servicing facilities and should be capable of immediate occupation following Lidl's relocation. The premises are also suitable for showroom, health and beauty and medical uses, subject to any necessary planning consent.



Accommodation

21 Armagh Road, Portadown.		
Sales Floor	10,731 Sq. ft	997 Sq.M
Total	13,487 Sq. ft	1,253 Sq.M



Copy Floor plans are available upon request.
Image for identification purposes only.

Lease & Sale Details

Offers in the region of £650,000 (Six Hundred and Fifty Thousand Pounds).

Quoting Rent is based on £7.50 per square foot.

VAT

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

Rates Payable

We have been advised by Land and Property Services that the rateable value is £152,000 . The rate poundage for 2020/21 is £0.600984 therefore the rates payable for the current year are £81,078.78.

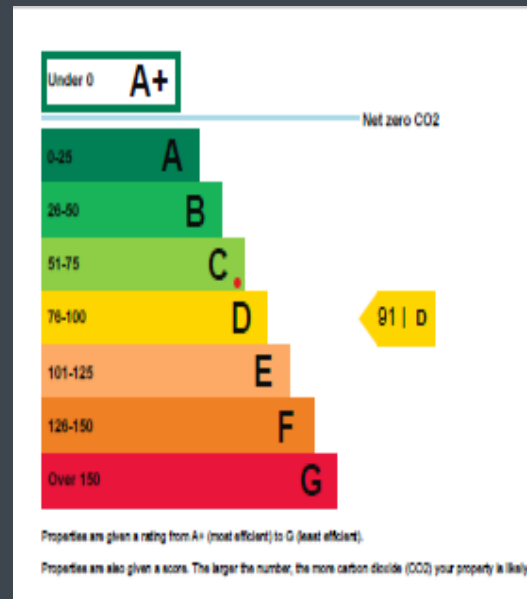
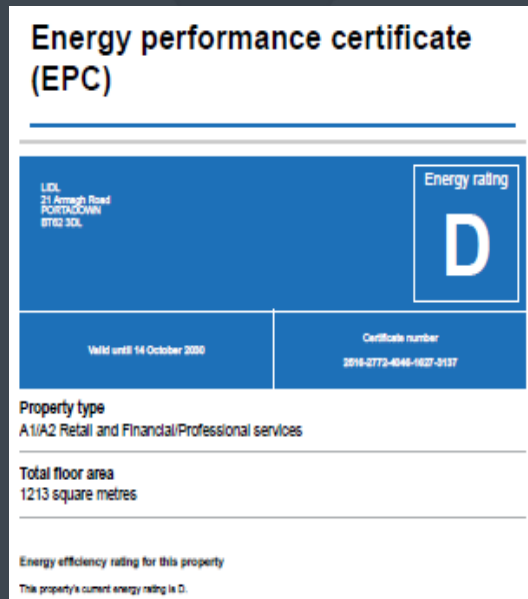
Photographs



Information & Contact

EPC

The building has been rated as D-91 under EPC regulations. A copy of the EPC Certificate is available below and can be made available on request.



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