



For indicative purposes only.

HIGH STREET MALL

For Sale Portadown's Prime Shopping Destination

High Street, Portadown, BT62 1HX

Investment Summary

Situated in a highly prominent and accessible town centre location.

Recently undergone significant redevelopment and remodelling.

Over 500 onsite car parking spaces.

Anchored by Lidl and B&M.

Total gross income of £252,000 per annum.

Offers in excess of £2,000,000 (Two Million Pounds) exclusive of VAT, subject to contract, are invited for the Freehold interest (c.£17.40 psf).

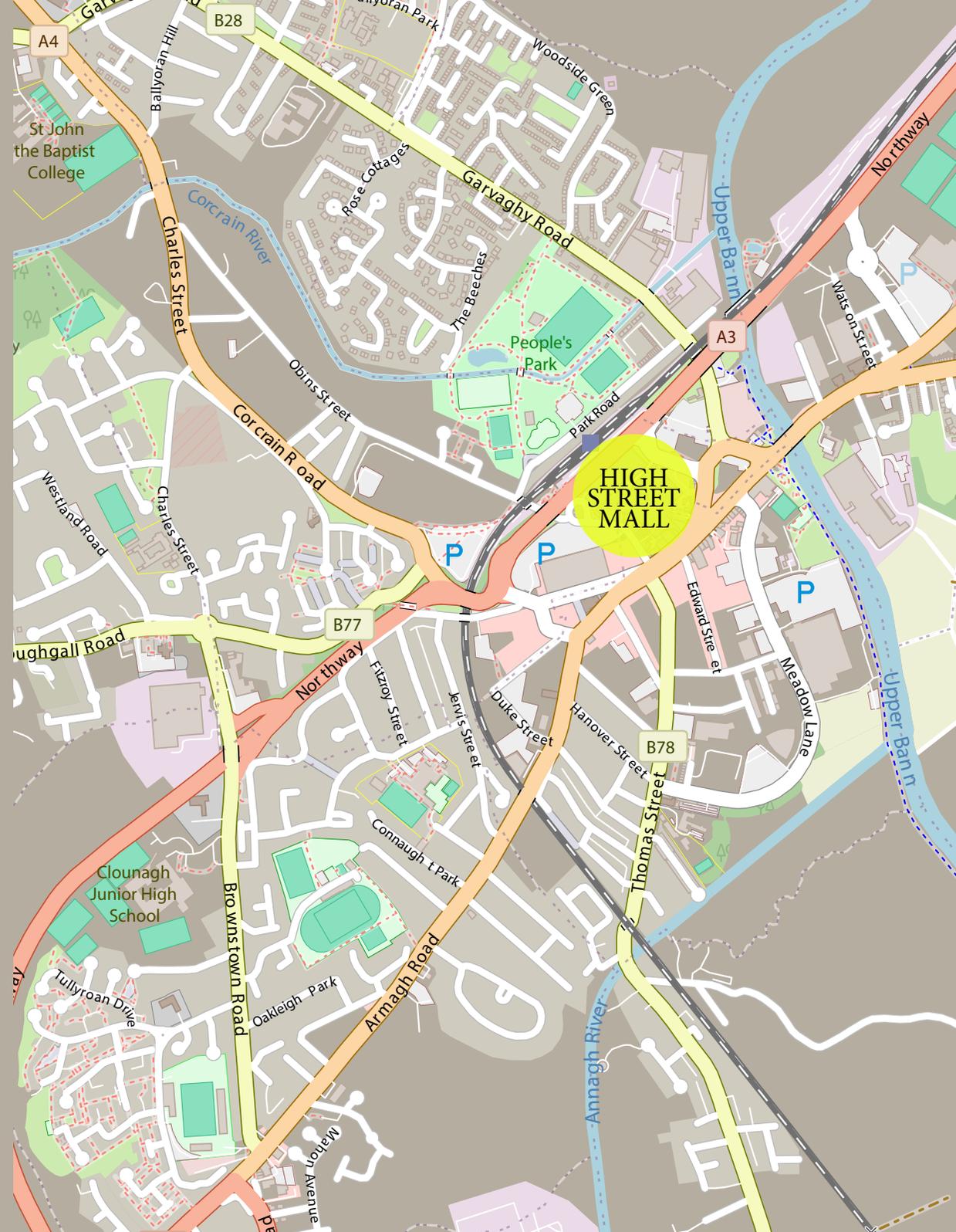


Location

Portadown is a bustling market town located in the Armagh City, Banbridge and Craigavon Borough Council area. The town has a population of c. 25,000 people with a further catchment population of c. 95,000 people.

The town is located approximately 23 miles south west of Belfast and 20 miles north of Newry. It is served by an excellent bus, rail and road network and is strategically positioned just off the M1 motorway.

High Street Mall occupies a highly prominent and accessible town centre location directly off the A3 Northway, a main arterial route in the town and is situated opposite Portadown bus and train station.





The Mall

High Street Mall has recently undergone significant remodelling and redevelopment.

Description

High Street Mall is situated in Portadown town centre and has pedestrian access from both High Street and Woodhouse Street. The multi storey car park is accessible directly from the A3 Northway.

The scheme comprises in excess of 114,000 sq.ft. of modern retail space and benefits from a multi storey car park providing over 500 free spaces. The centre is anchored by a c. 25,000 sq.ft. Lidl supermarket and a c. 30,000 sq.ft. B&M store. Other key retailers within the scheme include Home Bargains, Superdrug, Caffe Nero, Holland & Barrett, Greggs, The Works, Peacocks and Gordons Chemist.



Schedule of Accommodation

| Unit | Tenant | Unit Size Sq Ft | Lease Start | Lease End | Term | Next Review | Reviewed | Annual Rent |
|-------------------------------|---|-----------------|-------------|-----------|--------------|-------------|----------|--|
| Units 1-3 | T J Morris Limited | 10,000 | 28/01/13 | 27/01/28 | 15 yrs | 28/01/23 | 5 yr | £110,000.00 |
| Units 4&5 | N & R Gordon Limited | 2,436 | 01/08/18 | 31/08/33 | 15 yrs | 31/07/23 | 5 yr | £20,000.00 Additional Turnover rent 22-23 £4,919.92 |
| Unit 11 | Unit Vacant | 538 | | | | | | - |
| Units 12 & 13 | Superdrug Stores Plc | 5,578 | 26/05/17 | 25/05/19 | 2 yrs | n/a | | - |
| Unit 13a | Aurelija Jonytiene | 226 | 21/07/23 | 20/07/26 | 3 yrs | n/a | | £4,000.00 |
| Unit 14 | Holland & Barrett Retail Limited | 1,372 | 22/09/18 | 21/03/20 | 1 yrs 6 mths | n/a | | - |
| Units 15-17 and PT FF unit 14 | Portadown Cares Charity | 11,745 | | | | n/a | | - |
| Unit 18 | Greggs Plc | 4,830 | 16/04/18 | 15/04/28 | 10 yrs | 16/04/23 | | £25,000.00 Additional Turnover rent 22-23 £18,647.44 |
| Unit 18a | Peacocks Stores Ltd (in administration) | 737 | 02/05/14 | 01/03/24 | 10 yrs | n/a | | - |
| Unit 19 | Vishnu Priya Mettu | 378 | 25/03/19 | 31/03/22 | 3 yrs 7 days | n/a | | £5,500.00 |
| Unit 20 | Unit Vacant | 987 | | | | | | - |
| Unit 21 | Madalin Varga | 545 | 01/11/22 | 31/10/25 | 3 yrs | n/a | | £7,000.00 |
| Unit 22 | Eyecare (NI) Limited | 805 | 14/03/11 | 13/03/21 | 10 yrs | n/a | | £17,500.00 |
| Unit 23 | Unit Vacant | 926 | | | | | | - |
| Unit 24 | Unit Vacant | 1,030 | | | | | | - |
| Units 25/26, | The Works Stores Limited | 3,115 | 22/03/23 | 21/03/24 | 1 yrs | n/a | | - |
| Units 27/28 | Jans Jewellers Limited | 2,420 | 29/05/19 | 28/05/29 | 10 yrs | n/a | | £35,000.00 |
| Unit 29 | Unit Vacant | 5,291 | | | | | | - |
| Unit 29A | Unit Vacant | 1,265 | | | | | | - |
| Unit 30 | Nero Holdings Limited | 1,800 | 14/03/23 | 13/03/33 | 10 yrs | 14/03/28 | | £25,000.00 |
| Unit 30 (Outside Space) | Nero Holdings Limited | | | | | n/a | | - |
| Unit 31 | Unit Vacant | 1,400 | | | | | | - |
| Unit 32 | Unit Vacant | 1,500 | | | | | | - |
| Coin machines, | Noel Bardon & Helen Bardon | | | | | n/a | | - |
| Kiosk 1 | Unit Vacant | 184 | | | | | | - |
| Kiosk 2 | Unit Vacant | 88 | | | | | | - |
| Major Unit 1 | Lidl Northern Ireland Limited | 25,608 | 30/11/20 | 29/11/19 | 999 yrs | n/a | | - |
| Major Unit 2 | Lidl Northern Ireland Limited (occupied by B&M) | 30,128 | | | | | | - |
| Management Office | Brittas Property Limited | | | | | n/a | | £3,000.00 |
| | | 114,932 | | | | | | £252,000 |

*Current Landlord liabilities equate to £188,209 per annum as of February 2024

Centre Trader Plan



P
(540) (ESTIMATED)

MILL AVENUE

SERVICE
YARD

PIZZA F
TAK
THE F

BEA
BEAUTY
FRANCIS K
HAIR

VACAN
TERRA
TRAVEL AGENT

UNCH
COFFEE SHOP
NAOMI'S
HAIRDRESSING

VACAN
C MALLON
BUTCHER

PEACOCKS
CLOTHING

GREGGS
BAKER & CAFE

35-36

LIDL
SUPERMARKET

B&M
VARIETY STORE

HIGH STREET MALL

HOME BARGAINS
HOUSEHOLD
GOODS

GORDONS
CHEMIST

CAFFE NERO

TO LET
SUPERDRUG
HEALTH &
BEAUTY

TO LET
FAITH
JEWELLER

TO LET
THE WORKS
BOOKS

TO LET
HOLLAND &
BARRETT

TO LET
PORTADOWN CARES
CHARITY (TO LET)

TO LET
MACKEY
OPTICIANS

TO LET
MARTIN
NAILS

TO LET
HIGH BROW
BEAUTY

TO LET
THE COOKERY NOOK
BAKER

WOODHOUSE STREET

SEAN
GRAHAM
BET OFF
THE OAK
PUBLIC HOUSE
WOODHOUSE STREET
DRY CLEANING
PASTELARIA MOTARD

FRUIT
STORE
VAC
PARKING COURT
STUDIO
GR

TO LET

TO LET

Proposal

Offers in excess of £2,000,000
(Two Million Pounds) exclusive of VAT,
subject to contract, are invited for the
Freehold interest (c.£17.40 psf).

EPC

A copy of the full Energy Performance
Certificate is available on request.

VAT

The Property is elected for VAT.

**HIGH
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MALL**



For more information, please contact:

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