

TO LET

Unit 31/32, Meadows Centre,  
Portadown BT62 3TN



## Prominent Mall Unit

### Property Highlights

- Last remaining mall unit in newly remodelled Centre
- Anchored by Tesco and The Range
- Retailers include TUI, Card Factory, O2, Savers and McDonalds
- Footfall c. 50,000 per week
- Unit comprises 1,862 sq.ft.
- Available immediately

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## Location

Portadown is situated approximately 23 miles south west of Belfast and 20 miles north of Newry. It is served by excellent transport links, and is strategically located just off the M1 motorway.

The town population is over 28,000 people, with a catchment of over 120,000 people within a 15 minute drive time.

## Description

Meadows Centre is a 130,000 sqft scheme in the heart of Portadown which has been revitalised by the opening of The Range in a new 57,800 sqft anchor unit complementing the existing 58,865 sqft Tesco store.

Other retailers within the centre include O2, TUI, Card Factory, Marie Curie, Savers and McDonalds. The centre benefits from 630 free car parking spaces.

The average footfall at the centre is now approximately 50,000 customers per week, and we anticipate that this will increase significantly during peak trading periods.

## Accommodation

The remaining unit is prominently located adjacent to the entrance to The Range.

Unit	Area (sq.ft.)	S/Charge	Insurance
31/32	1,862	£7,412	£595

## Annual Rent

£18,500 per annum exclusive, subject to contract.

## Availability

The unit is available immediately.

## Lease Terms

A new full repairing and insuring lease for a term of years to be agreed, with 5 yearly upward only rent reviews.

## Rates

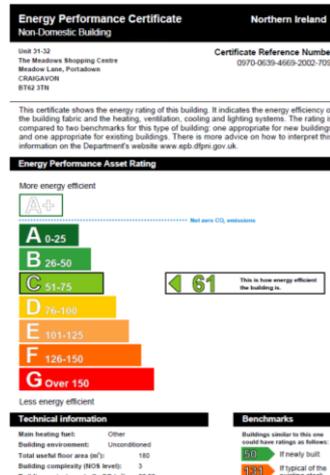
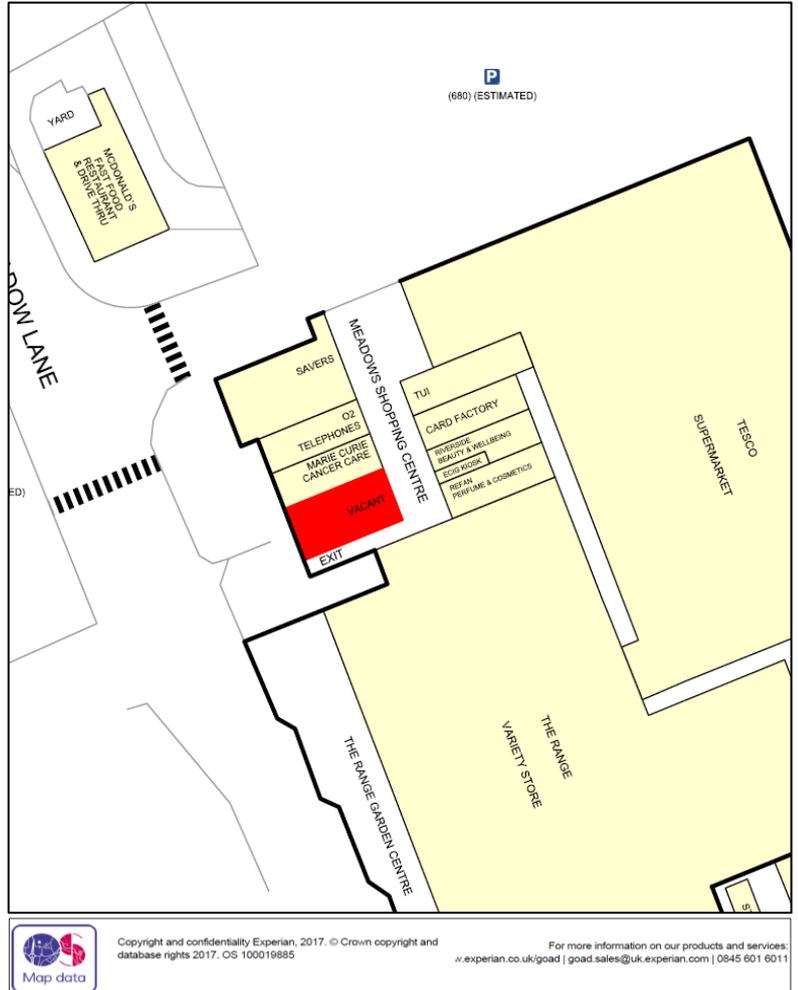
The NAV for the unit is £18,900. The rates payable for the year 2019/20 are £11,359.

## VAT

All prices, rentals and outgoings are quoted net of VAT which may be chargeable.

## EPC

C61 (Certificate can be supplied upon request)



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