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Commercial Property Agents.

028 3835 0888

To Let
Secure Ground Floor Retail Premises
46 Meadow Lane, Portadown,
Craigavon, BT62 3NJ



Formerly occupied as a World Foods Shop the premises are prominently and strategically positioned on a very busy and popular main thoroughfare where nearby occupiers include Tim Hortons, McDonalds, Tesco and the multi occupied Meadows Shopping Centre.

ACCOMMODATION	Primarily open plan retail floorspace. Internal Frontage to Meadow Lane 33 ft. Overall Depth 39 ft. Nett Internal Floor Area 1,345 sq.ft. Shared secure yard to rear.
RENT	£10,400 per annum plus VAT payable Quarterly in advance.
LEASE	Five years. Tenant responsible for internal repairs, a proportion of buildings insurance and payment of rates direct to Rates Office.
RATEABLE VALUE	£13,000 - Rates Payable £7,327 approx.

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Energy performance certificate (EPC)

46 Meadow Lane
PORTADOWN
BT62 3NJ

Energy rating

C

Valid until: **30 August 2033**

Certificate number: **7671-3509-8747-0812-5351**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

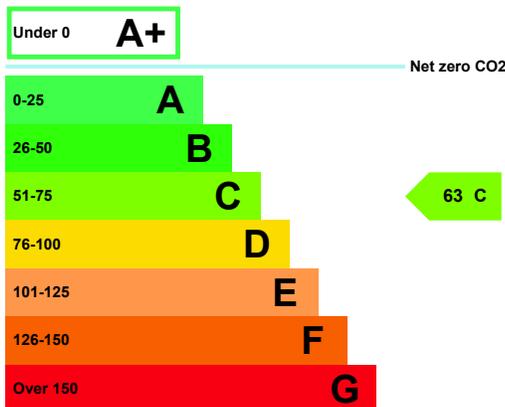
124 square metres

Energy rating and score

This property's current energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

28 B

If typical of the existing stock

74 C

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

86.39

Primary energy use (kWh/m² per year)

488

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7372-2375-6717-5866-7383\)](#).
