



*Outlines for indicative purposes only

FOR SALE Former PSNI Station - 19/21a Edward Street, Portadown, BT62 3LX
Potential Development Site in Town Centre – Circa 0.5 ac.



Features

- Prime potential development site
- Central location just off High Street & Market Street in Portadown town centre
- Total site of circa 0.5 acres
- Existing buildings – c. 1,837 sqm (19,773 sqft)

Location

The subject property is located in Portadown, a strong provincial town within the Craigavon area located c. 30 miles from Belfast, 5.5 miles from Lurgan and 11 miles from Banbridge.

The town benefits from superb transport links with excellent motorway, rail and bus links to the rest of Northern Ireland.

The subject property is situated on Edward Street, directly off High Street/ Market Street in the town centre. The surrounding area is mixed use in character with retail, office, residential and leisure uses in the vicinity.



Description

The subject site is circa 0.5 acres in total, consisting of the former Portadown PSNI Station and an area of hardstanding of circa 0.3 acres.

Access to the site is through double vehicular gates and a single pedestrian gate. The property is circa 90 years old and we understand is not listed, despite appearing 'historic' in nature.

The former station consists of a two storey and three storey building, both of which are of traditional construction. Internally, the properties are cellular in nature.



Accommodation

Total Site: Circa 0.5 acres

Total existing buildings: c. 1837 sqm (19,773 sqft)

EPC

The property has an EPC rating of D94. The full certificate is available upon request.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

94

This is how energy efficient the building is.

Planning

We understand there is no live planning permission on the subject however we note that the land falls within the Portadown development limit.

The property is not listed as far as we are aware but potential purchasers should make their own enquiries.

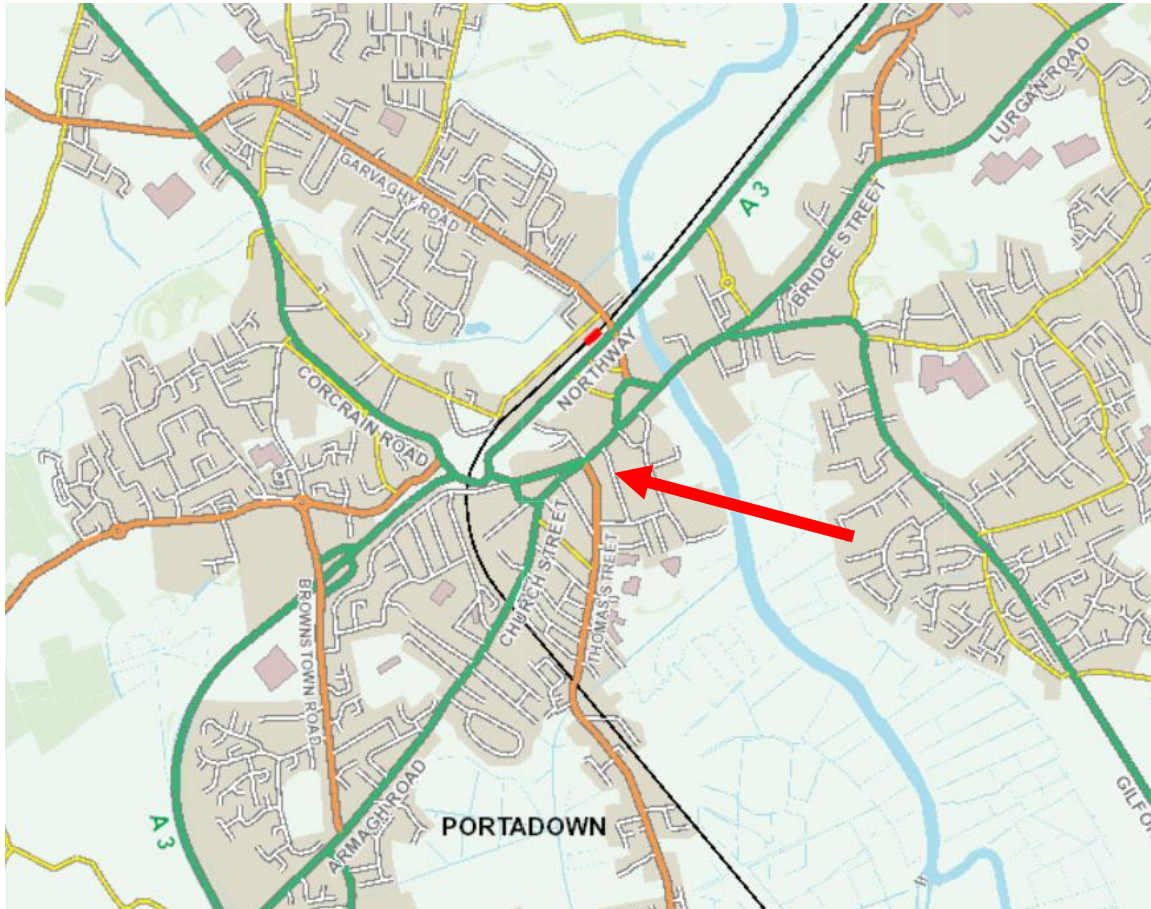
Rates

We have been advised by Land & Property Services of the following;

NAV: £19,100

Rates payable 2020/2021: £10,188





Title

The land & buildings are for sale on a Long Leasehold Basis.

Sale Price

Offers around £125,000 exclusive are invited.

VAT

All prices and outgoings are exclusive of but may be liable to VAT.

Stamp Duty

This will be the responsibility of the purchaser.

Contact

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Customer Due Diligence

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 – <http://www.legislation.gov.uk/uk/si/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed onto any other party, unless we are required to do so by law and regulation.