

8 HIGH STREET, PORTADOWN

CO ARMAGH, BT62 1HZ



- Occupying a prime position in the heart of Portadown town centre.
- Adjoining Specsavers & Nationwide.
- Impressive building finished internally to a modern standard.
- Available immediately.
- Accommodation extending to approximately 2,206 sq ft ground floor sales and 2,002 sq ft first floor back of house and storage, with a small attic space.

SAVILLS NORTHERN IRELAND,
Longbridge House, 16-24 Waring Street,
Belfast, BT1 2DX

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Location

Portadown is a major town in the County of Armagh and lies approximately 23 miles south west of Belfast. The subject property is located in the town's prime retailing pitch fronting directly on to Market Street, bounded on either side by Specsavers and Nationwide.

Description

The property benefits from an electric roller shutter door, glazed frontage and internally is fitted out to include suspended ceiling and spot lighting and fitting rooms with back-of house facilities at first floor, including offices, toilets, staff kitchen and extensive storage areas. To the rear is a yard accessed off Edward street for servicing.

Accommodation Schedule

| | Net Internal Area Sqft | Net Internal Area Sqm |
|--------------|------------------------|-----------------------|
| Ground Floor | 2,206 | 205 |
| First Floor | 2,002 | 186 |
| Attic Area | 392 | 36 |
| Total | 4,600 | 427 |

Lease Details

| | |
|------------------|--------------------------------------|
| Rent | £30,000 per annum exclusive |
| Term | Negotiable |
| Insurance | Estimated to be £800 per annum + VAT |

Rates Assessment

| | NAV | Rates Payable 24/25 |
|--------------------------|---------|---------------------|
| 8 High Street, Portadown | £20,000 | £11,273 |

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax

EPC

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Contact

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