

To Let Prominent Retail Unit

12 West Street, Portadown, BT62 1BN

McKIBBIN
COMMERCIAL
028 90 500 100

SUMMARY

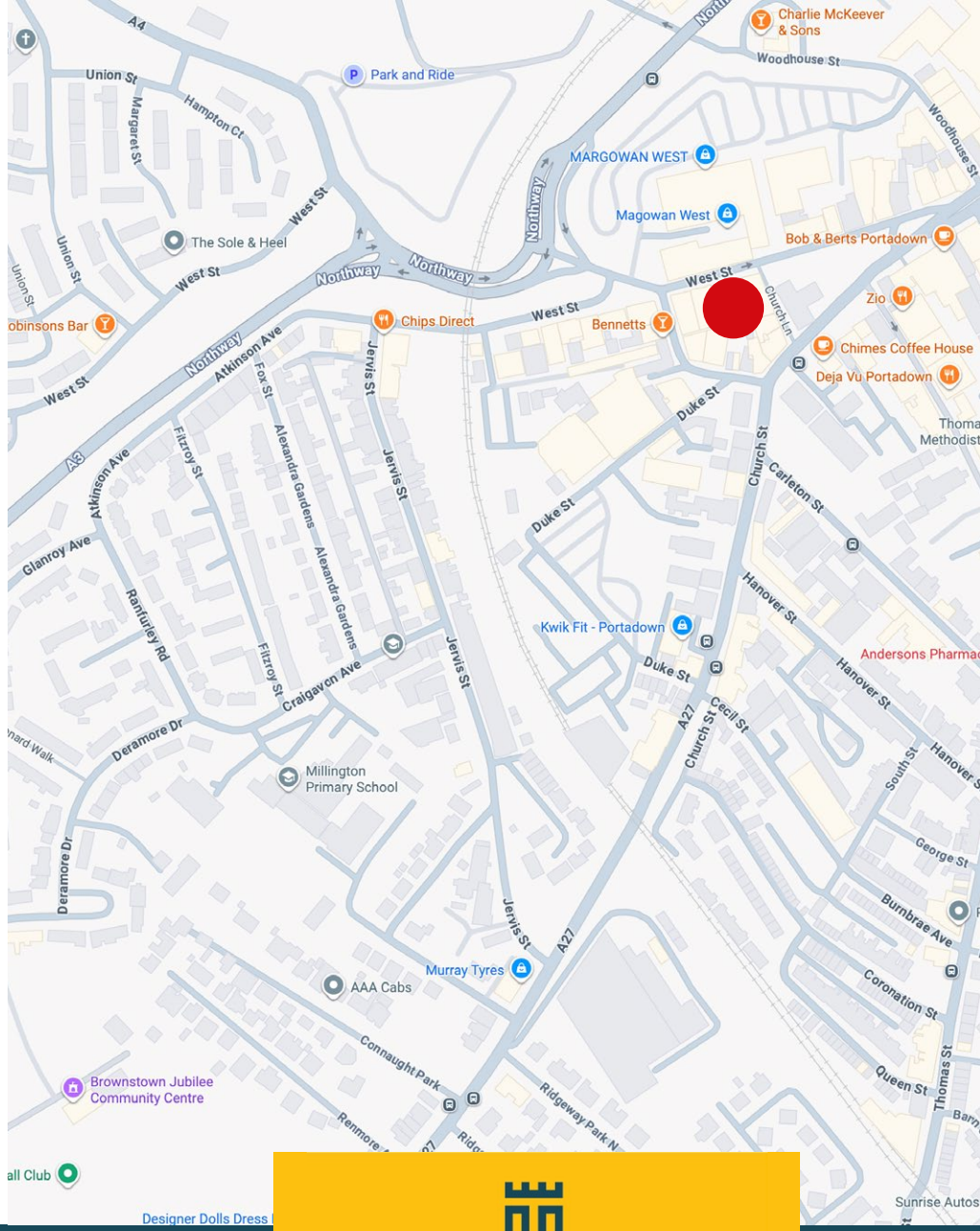
- Modern well-presented unit
- High levels of passing pedestrian and vehicular traffic
- Suitable for a variety of retail, office, or service uses (subject to planning)

LOCATION

- Prime Portadown town centre position on West Street, one of Northern Ireland's key retail pitches with strong footfall
- Approximately 23 miles south-west of Belfast, just off the M1 motorway, with a train station offering regular services to Belfast, Lisburn and Newry
- Located close to Magowan West Shopping Centre, home to a mix of independent and multiple retailers, cafés and eateries
- Public car parking available in the immediate vicinity at Magowan West

DESCRIPTION

- Ground floor retail unit with glazed frontage
- Open plan sales rooms
- Separate kitchen fitted with sink
- Suitable for a variety of retail or commercial uses



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ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Sales Areas	65	700
	Kitchen/Toilet		
Total Net Internal Area		**65**	**700**

LEASE DETAILS

Term:	Negotiable
Rent:	£10,000 per annum
Repairs & Insurance:	Tenant responsible for internal repairs and reimbursement of a fair proportion of the building's insurance premium.
Service Charge:	A service charge may be levied to cover external maintenance and common area upkeep.

RATES INFORMATION

NAV: £7,100

Rate in £ (2026/27): 0.6276

Rates Payable (2026/27): £ 4,456

Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

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







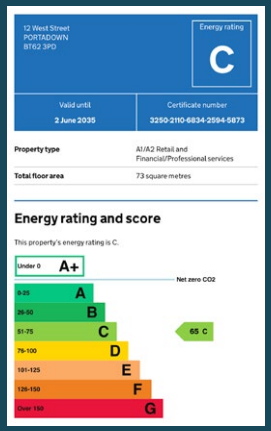
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EPC



CONTACT

For further information or to arrange a viewing contact:

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