



4 Bridge Street, Portadown, Craigavon, County Armagh, BT62 1JD

Best Offers Around £140,000

- Investment Opportunity
- Net Internal Area 2080 sq ft (193.23 sq m)
- Virtual Tour - <https://tour.giraffe360.com/e18a03d73c1948a2a4e646fbf922994d/>
- Prominent town centre location
- Fixtures and fittings included in sale
- Trading as a well-known restaurant for over 25 years
- Sitting Tenants

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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DESCRIPTION

This prominent and well-known building was home to 'Wee Barneys', a successful restaurant and hot food takeaway. The building now houses a successful and vibrant 'Barking Bull' restaurant who specialise in burgers and ribs. Interested parties would purchase the property with the current tenants present, further information on the lease can be arranged.

Arranged over two floors with the ground floor currently split between the seating area and kitchen.

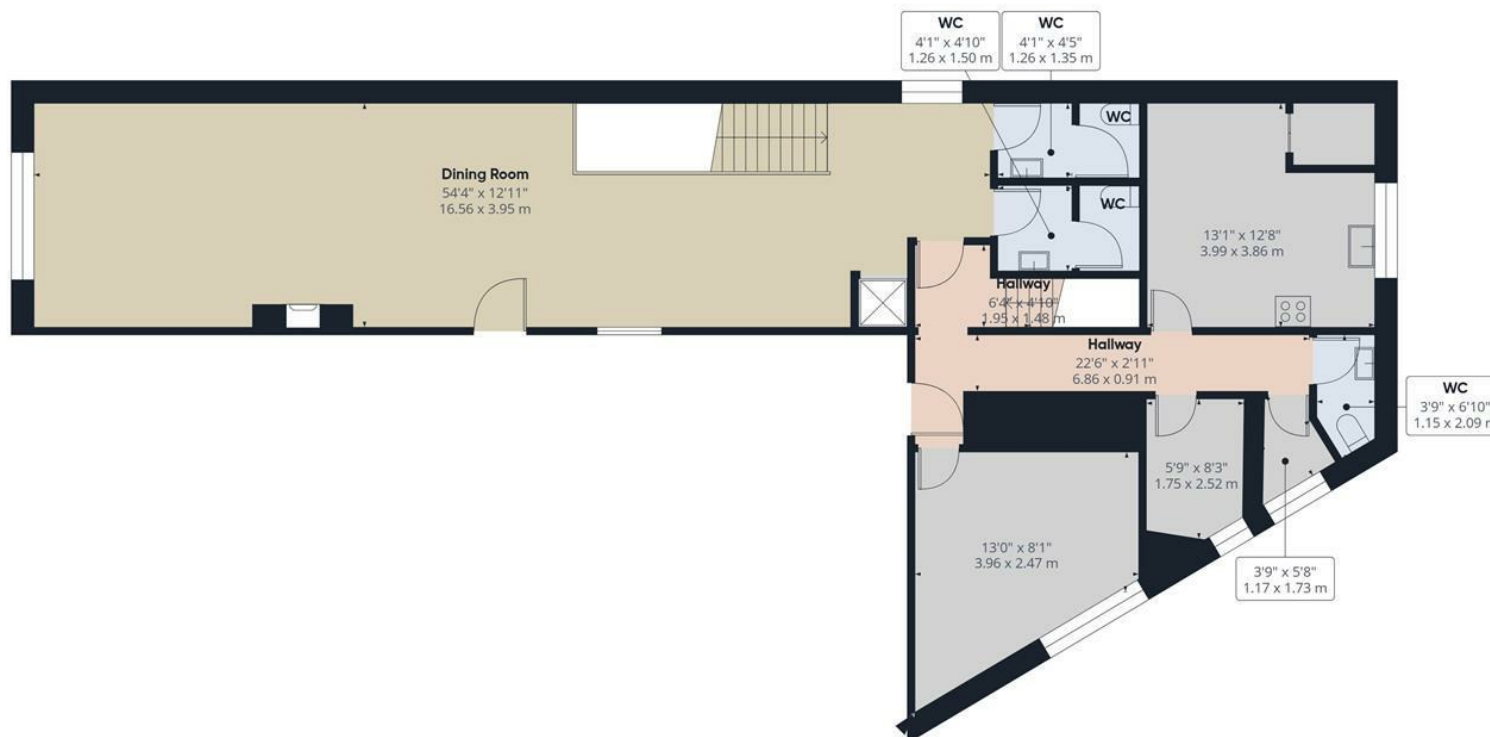
There are nine tables with fixed benches capable of seating 36 covers at ground floor level and tables and chairs to accommodate.

The kitchen is fully fitted with a range of appliances, ovens, frier units and all the associated equipment required for running the business. A full list of equipment appliances and equipment can be made available on request.

The first floor has a large and open seating area that can accommodate an additional 40 covers (approx). There are also a number of stores and staff facilities making this an excellent prospect that could be used for a variety of purposes.

We are instructed that the sale can include fixtures, fittings and equipment.





Approximate total area⁽¹⁾

1189 ft²

110.6 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1