



## 115-117 Bridge Street, Portadown, Craigavon, County Armagh, BT63

Offers In Excess Of £150,000

- Prominent three-storey building on the outskirts of Portadown town centre
- Desirable location with optimum exposure
- Well-presented throughout
- Approximately 1900 Sq Foot over three floors
- Units currently occupied with 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	

# 115-117 Bridge Street, Craigavon BT63 5AA

## DESCRIPTION

The property comprises of a mid-row, 3 storey unit extending to approximately 1,900 Sq Ft.

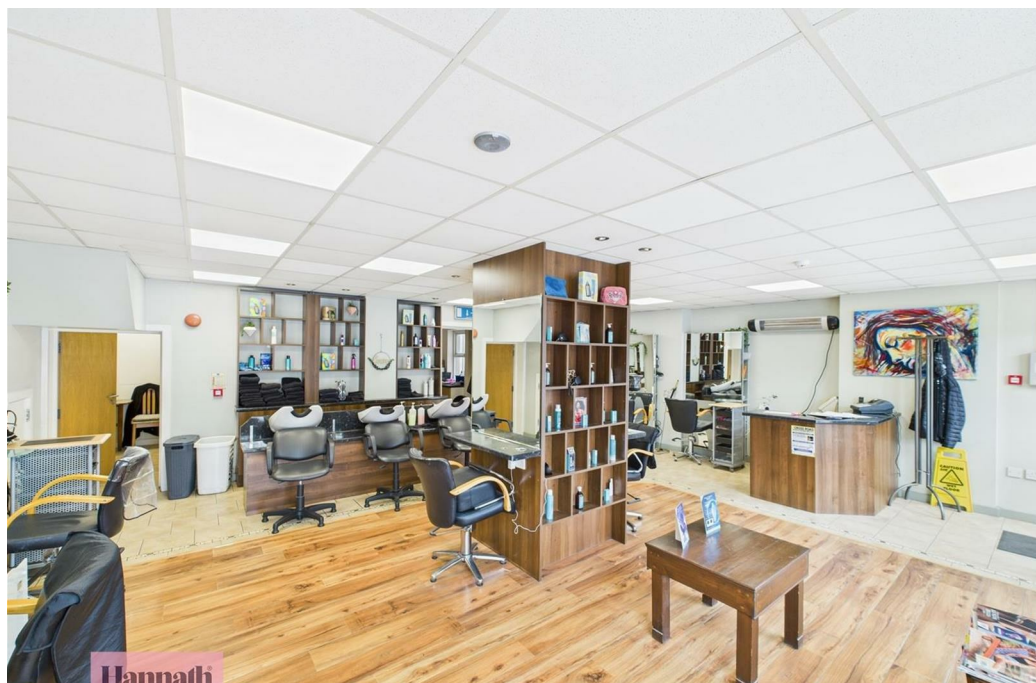
The ground floor is currently occupied by a well-established hair salon and is finished/ maintained to a high standard throughout. It features an open plan main salon, fitted kitchen, W.C and storage room.

The first and second floors are occupied by a well-known and busy photography studio. These feature a reception area leading to two main photography studios, two kitchen/ laundry rooms and two W.C's. The first and second floor's mirror each other in terms of size and layout.

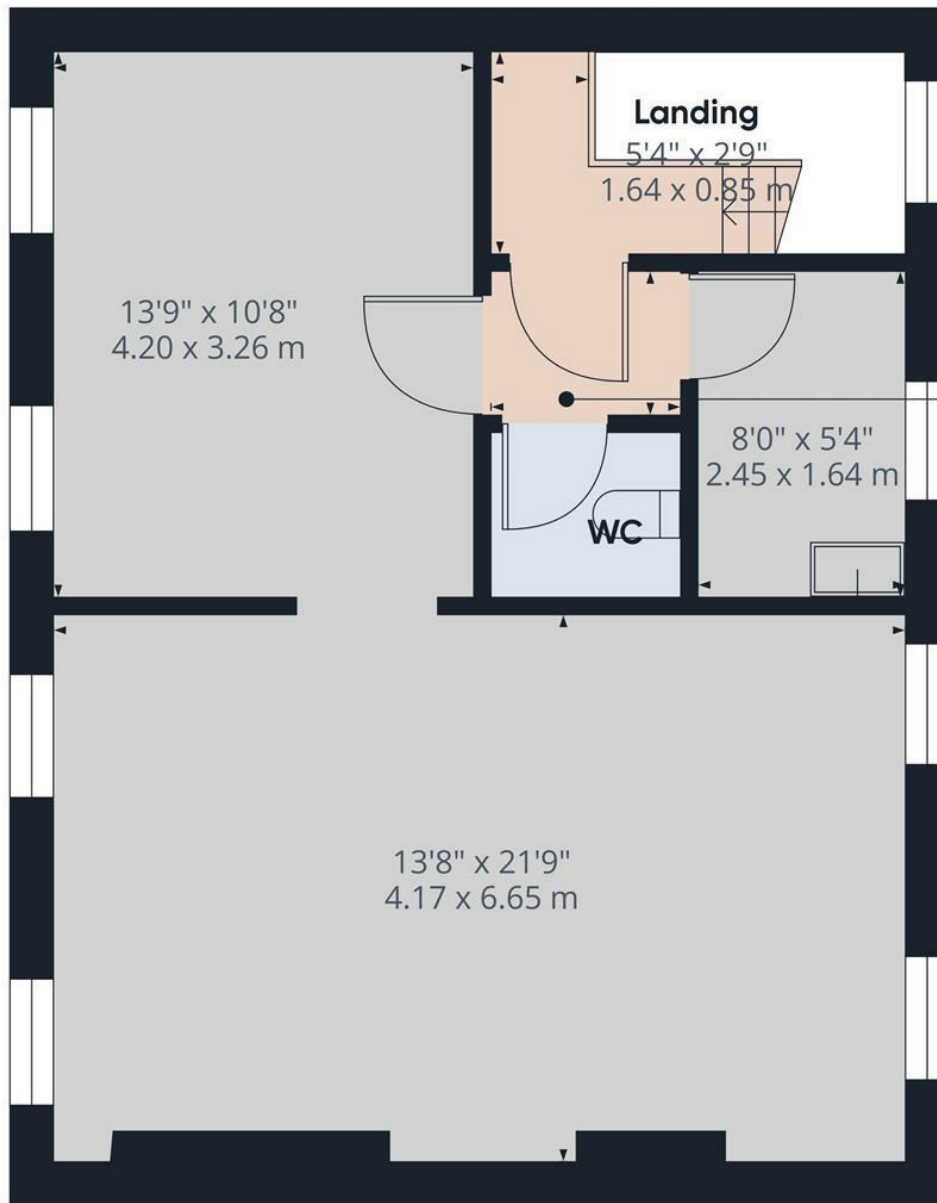
For further information regarding the existing tenancies, please contact the office.

## LOCATION

The property is located in a prominent and highly visible intersection on Bridge Street in 'Edenderry', at the bottom end of Portadown town Centre. This is one of the busiest thoroughfares into and out of the town which benefits from high levels of pedestrian and







Floor 3

Approximate total area<sup>(1)</sup>  
550.04 ft<sup>2</sup>  
51.1 m<sup>2</sup>

(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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