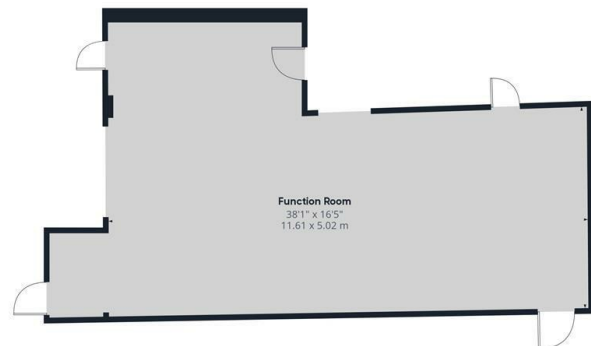
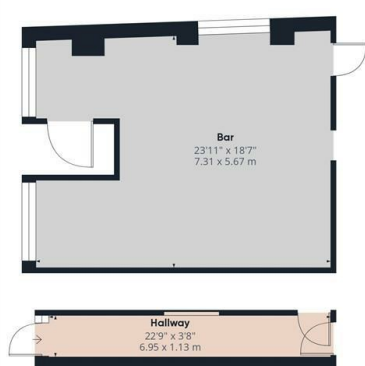


## 24 Thomas Street, Portadown, Craigavon, County Armagh, BT62

Offers Over £70,000

- Excellent Investment Opportunity
- Potential for HMO
- Situated Near Craigavon Area Hospital, Rushmere Shopping Centre, Craigavon Omniplex, South Lake Leisure Centre, Portadown Town Centre, Schools, Restaurants, Nightlife and Other Local Amenities as well as M1 Interchange.
- Former John Maguire's Bar which Closed it's Doors in 2010
- Prominent Location within Town Centre
- The Subject Premises Comprises a Vacant Ground Floor Commercial Premises and Potential for Two Separate Apartments on the Upper Floors
- Oil Fired Central Heating

**Hannath**



Ground Floor

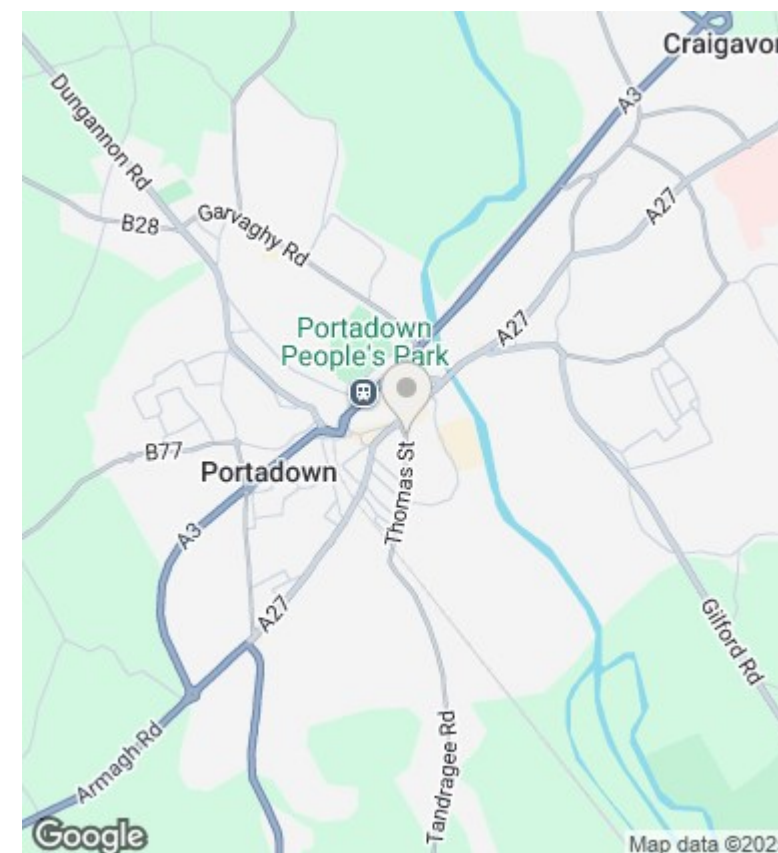
Approximate total area<sup>(1)</sup>  
1276.5 ft<sup>2</sup>  
118.59 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



## Directions

Situated Near Craigavon Area Hospital, Rushmere Shopping Centre, Craigavon Omniplex, South Lake Leisure Centre, Portadown Town Centre, Schools, Restaurants, Nightlife and Other Local Amenities as well as M1 Interchange.

## Viewings

Viewings by arrangement only. Call 02838 399911 to make an appointment.

## Council Tax Band

Northern Ireland

## EPC Rating:

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