



24 Thomas Street, Portadown, Craigavon, County Armagh, BT62 Offers Over £70,000

- Excellent Investment Opportunity
- Former John Maguire's Bar which Closed it's Doors in 2010
- Potential for HMO
- 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

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		

24 Thomas Street, Craigavon BT62 3NU

Hannath Estate Agents are thrilled to present a fantastic investment prospect situated on Thomas Street, Portadown. This property offers a unique mix of commercial and residential potential, boasting a ground-floor unit which operated as the former John Maguire's Bar which closed approximately 2010. Above, residing on the first and second floors, is potential to convert into two separate apartments (subject to planning permission). Strategically positioned on the highly sought-after Thomas Street, the property benefits from significant foot traffic and prominent frontage, ensuring maximum visibility and attracting both potential tenants and customers alike. This is a rare chance to acquire a versatile property in a prime Portadown location.



