

## 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) <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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 24 Thomas Street, Craigavon BT62 3NU

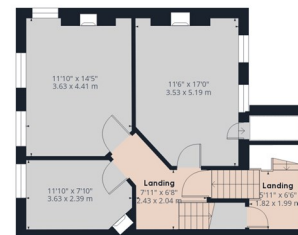
Hannath Estate Agents are thrilled to present a fantastic investment prospect situated on Thomas Street, Portadown. This property offers a unique mix of commercial and residential potential, boasting a ground-floor unit which operated as the former John Maguire's Bar which closed approximately 2010. 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.



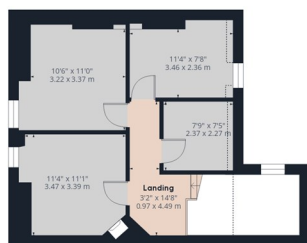




Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

2315.32 ft<sup>2</sup>

215.1 m<sup>2</sup>

**Reduced headroom**

9.09 ft<sup>2</sup>

0.84 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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**