

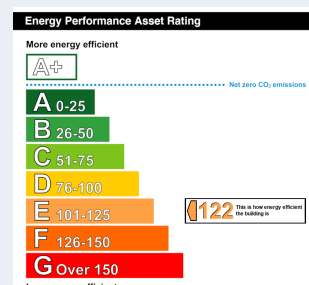


**Prime Office Suite In The Centre Of Portadown
Situating Beside Portadown Library
Ground And First Floor With Option Of Second Floor**



22 Church Street, Portadown, Co Armagh BT62 3LQ

- Centrally located property
- Reception and three offices on ground floor
- Three offices on first floor
- Approx 1460 sq ft
- Oil fired heating
- Rent £12,000 pa plus rates and insurance
- Rates for 21 /22 £6,838.73
- EPC rating: E 122



£1,000 PCM

These details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise as to their correctness. The vendor does not make or give, and neither Alastair Stevenson the Property Spot nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points



Entrance Hall
13' 7" x 5' 10" (4.14m x 1.78m)

Shop
19' 8" x 16' 0" (5.99m x 4.88m)

Office
10' 9" x 6' 7" (3.28m x 2.01m)

Office
10' 8" x 4' 9" (3.25m x 1.45m)

Rear Hall

W.C
Disabled w.c., wash hand basin

Office
14' 3" x 10' 0" (4.34m x 3.05m)

Kitchen
7' 9" x 5' 2" (2.36m x 1.57m) High and low level units, stainless steel sink

Hallway
2 W.C.s"

1st Floor

Office
22' 4" x 15' 0" (6.81m x 4.57m)

Office
15' 6" x 14' 5" (4.72m x 4.39m)

Office
14' 0" x 14' 0" (4.27m x 4.27m)

Store
14' 0" x 8' 0" (4.27m x 2.44m)

