

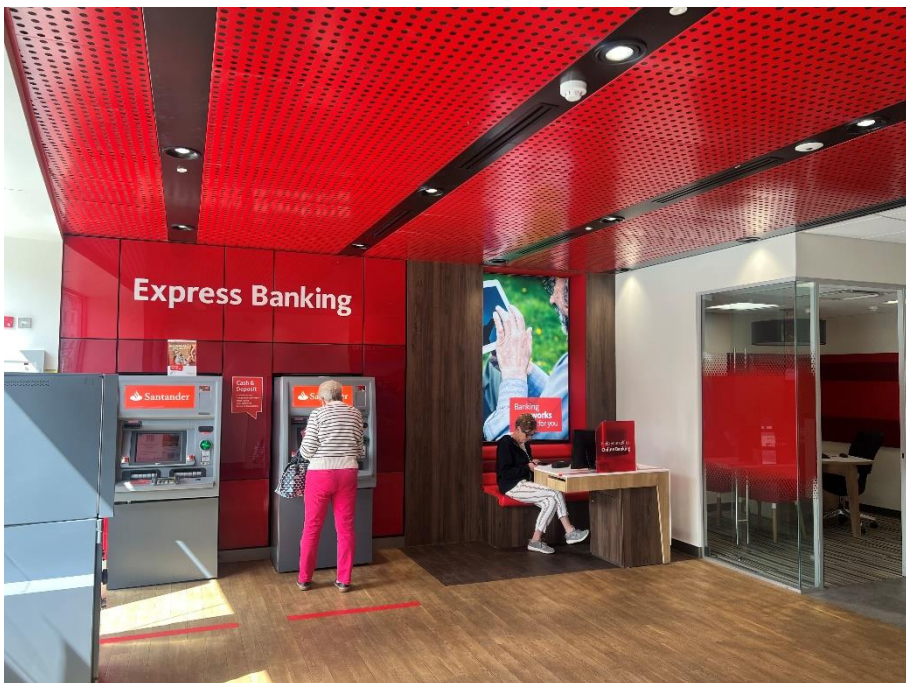


FOR SALE

PROMINENT RETAIL UNIT, PART FREEHOLD/PART LONG LEASEHOLD WITH  
VACANT POSSESSION – 2,862 SQ FT  
24 MARKET STREET, PORTADOWN, BT62 3LD

Colliers





## LOCATION

The subject is located in Portadown town centre, prominently situated on Market Street. The property benefits from high footfall and excellent accessibility. Surrounding occupiers include Boots, Card Factory, Hallmark and Menarys.

## ACCOMMODATION

The property is arranged over ground and first floor, and comprises the following net internal floor areas (Floor plans available on request);

Ground Floor: 1,291 sq ft

First Floor: 1,571 sq ft

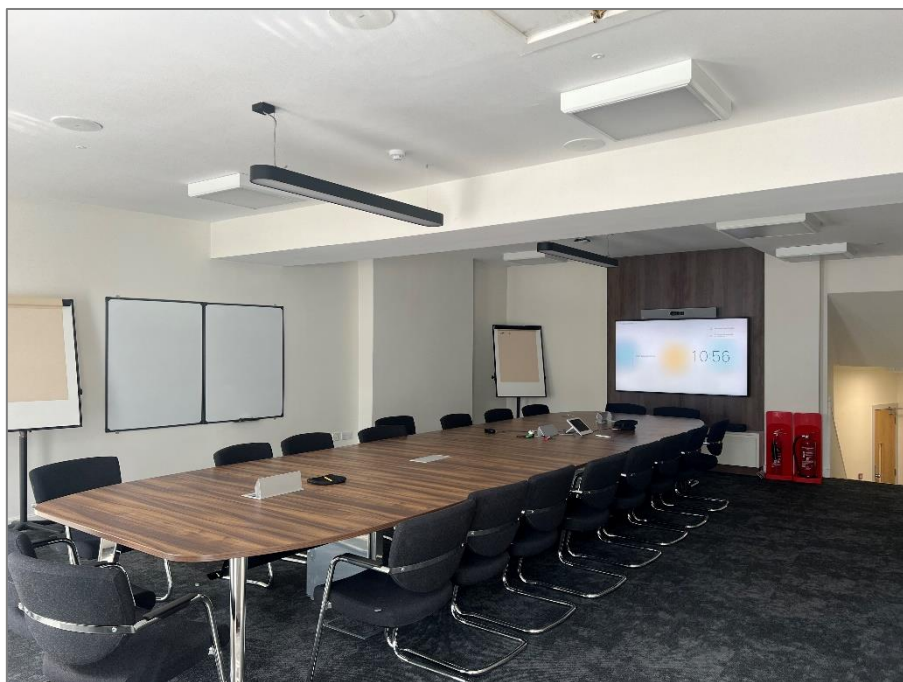
## QUOTING PRICE

Offers in excess of £176,500 are invited for the freehold / long leasehold interest.

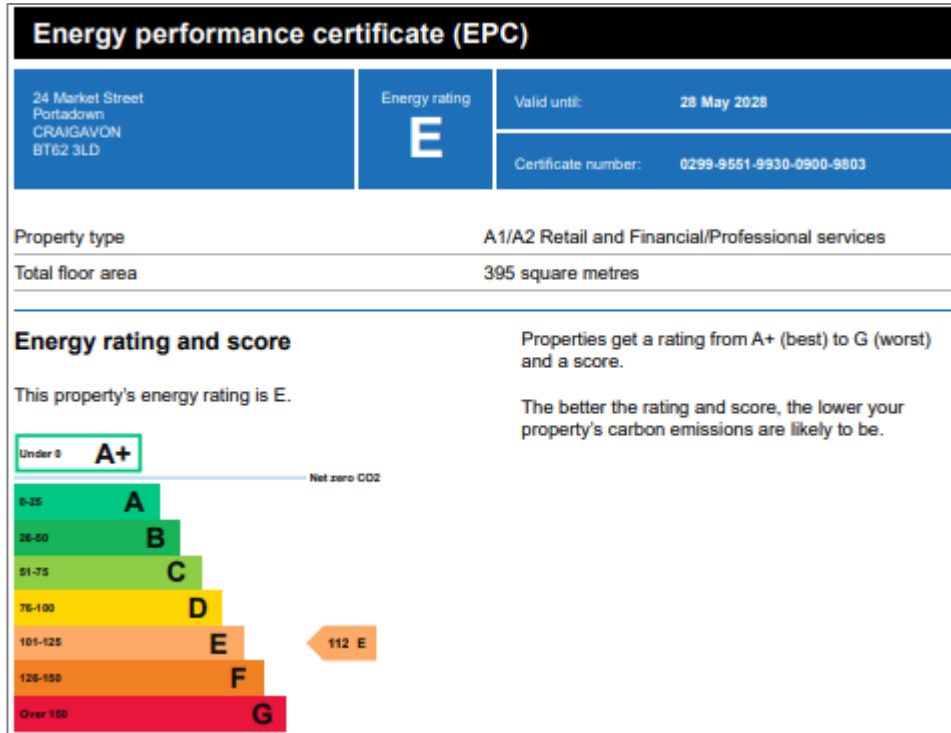
## RATEABLE VALUE

We have been advised by Land and Property Services that the premises are assessed for rating purposes as follows:

Net Annual Value	£15,100
Rate Poundage (2025/26)	£0.61p
Rates Payable (£ p.a.)	£9,211



## EPC



## COSTS

Each Party is to be responsible for their own professional costs incurred in the transaction.

## VAT

All prices quoted are exclusive of and may be subject to VAT

## FURTHER INFORMATION

All enquiries and viewings are to be made strictly through the sole agent Colliers.

For further information or to arrange an inspection of the property, please contact:

David Hughes

Tel: +44 7484 050 663

Email: [david.hughes@colliers.com](mailto:david.hughes@colliers.com)

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