



G/17/052

(028) 3026 6811

TO LET

103 ARMAGH ROAD
PORTADOWN
CO ARMAGH
BT62 3DN



PROMINENT SHOWROOM PREMISES
C. 5,768sqft (498m²)

www.bestpropertyservices.com



INVESTOR IN PEOPLE



LOCATION AND DESCRIPTION

This modern showroom building is situated in a prominent location fronting the the Armagh Road in Portadown near to the Mahon Road junction. This is a highly visible self-contained site which benefits from its position on one of the main arterial routes into Portadown and is approximately 1 mile from the town centre.

Other nearby occupiers include The Chalet Spar, Dominos and Portadown Football Club.

Suitable for a wide range of retail/business uses (subject to planning).

ACCOMMODATION

Detached building on a self-contained site with private carparking comprising of: -

Ground Floor	-	Extensive Open Plan Retail/Showroom Area Kitchen, WC c. 372m ² (4003sqft)
Basement	-	Storage c. 164m ² (1765sqft)
Total	-	c. 498m ² (5768sqft)
Externally	-	Self-contained Site with Private Carparking



BEST PROPERTY SERVICES (N.I.) LTD
108 HILL STREET, NEWRY,
CO. DOWN, N. IRELAND BT34 1BT
TEL: (028) 3026 6811 : FAX: (028) 3026 5607
www.bestpropertyservices.com

These particulars are given on the understanding that they will not be construed as part of a Contract, Conveyance or Lease and are subject to the Property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to accuracy thereof and Enquirers must satisfy themselves regarding the description and measurements formulated here.

LEASE DETAILS

Length of Lease negotiable. Tenant responsible for repairs, rates, building insurance and all other normal tenant outgoings. Available immediately.

GUIDE RENT

£22,500 PA (excl)

EPC

C-53

NAV

We are verbally advised that the Net Annual Value is £18400 which currently equates to rates payable to c.£11,225 PA.

The rate in the £ for 2025/26 is £0.6099.

V.A.T.

Prices, outgoings and rentals are exclusive of but may be liable to VAT.

VIEWING

For further information and Viewing Arrangements please contact:

Daragh Mallon
Gerard Kelly

07775576858
07796947736

daragh@bestpropertyservices.com
gerard@bestpropertyservices.com



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