



7 Market Street, Portadown, Portadown, County Armagh, BT62 3JY

Asking Price £1

- Prime Market Street location
- First floor office area
- High footfall location
- Viewing recommended
- 3-storey commercial building
- Second floor storage facilities
- Good interior condition
- Ground floor retail space
- Total area: 6,300 sq ft
- Access via roller shutter

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		

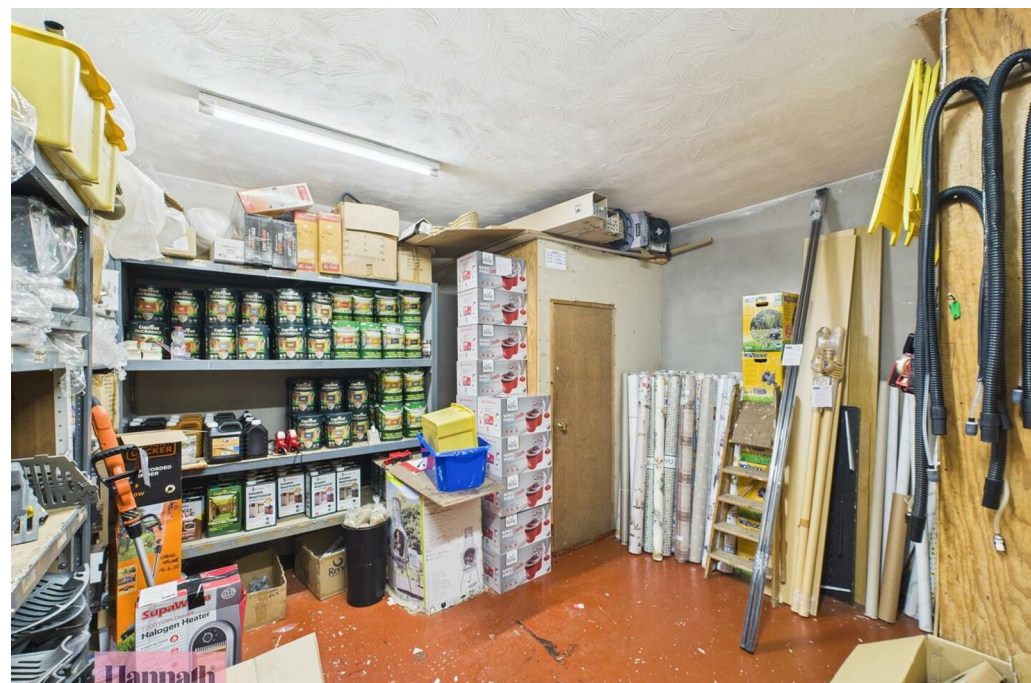
7 Market Street, Portadown BT62 3JY

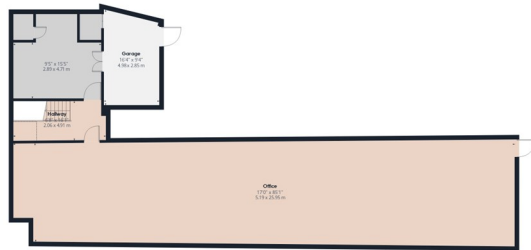
COMMERCIAL INVESTMENT OPPORTUNITY

We are happy to offer for sale both the property and business of Castle Hardware, Market Street, Portadown.

Nestled in the heart of Portadown, this impressive commercial property on Market Street offers a remarkable opportunity for businesses seeking a prime retail location. Spanning an expansive 6,300 square feet across three well-appointed floors, this building is ideally situated on the town's main retail thoroughfare, ensuring high visibility and significant footfall.

The ground floor, measuring approximately 2,150 square feet, features a welcoming entrance with a roller shutter and an aluminium double-glazed shop front door. Internally, the space is in excellent condition, boasting a suspended ceiling, box strip lighting, and tiled flooring, making it ready for immediate occupation.





14'0" x 10'1"
4.27 x 3.02 m

Landing

10'0" x 10'1"
3.05 x 3.07 m

13'1" x 10'1"
3.99 x 3.07 m

10'0" x 10'1"
3.05 x 3.07 m

13'1" x 10'1"
3.99 x 3.07 m

10'0" x 10'1"
3.05 x 3.07 m

Down

Utility Room
14'0" x 10'1"
4.27 x 3.02 m

The second floor plan includes the following areas:

- Top Left Room:** 10'7" x 10'6" (3.25 x 3.20 m)
- Landing (Top Center):** An orange-shaded area connecting the top left room to the bottom left room.
- Bottom Left Room:** 11'0" x 12'0" (3.35 x 3.66 m)
- Main Central Area:** A large grey-shaded space divided by a central corridor. The left side is 10'0" x 10'7" (3.05 x 3.25 m) and the right side is 10'0" x 10'0" (3.05 x 3.05 m).
- Top Right Room:** 8'7" x 11'0" (2.64 x 3.35 m), containing a desk and chair icon.
- Bottom Right Room:** 4'0" x 11'0" (1.22 x 3.35 m), containing a desk and chair icon.
- Landing (Bottom Right):** An orange-shaded area between the bottom right room and the main central area.
- Entrance:** A small grey-shaded area at the bottom center leading into the main central area.

GIRAFFE360