



To Let First Floor Space
32 Meadow Lane, Portadown BT62 3NH



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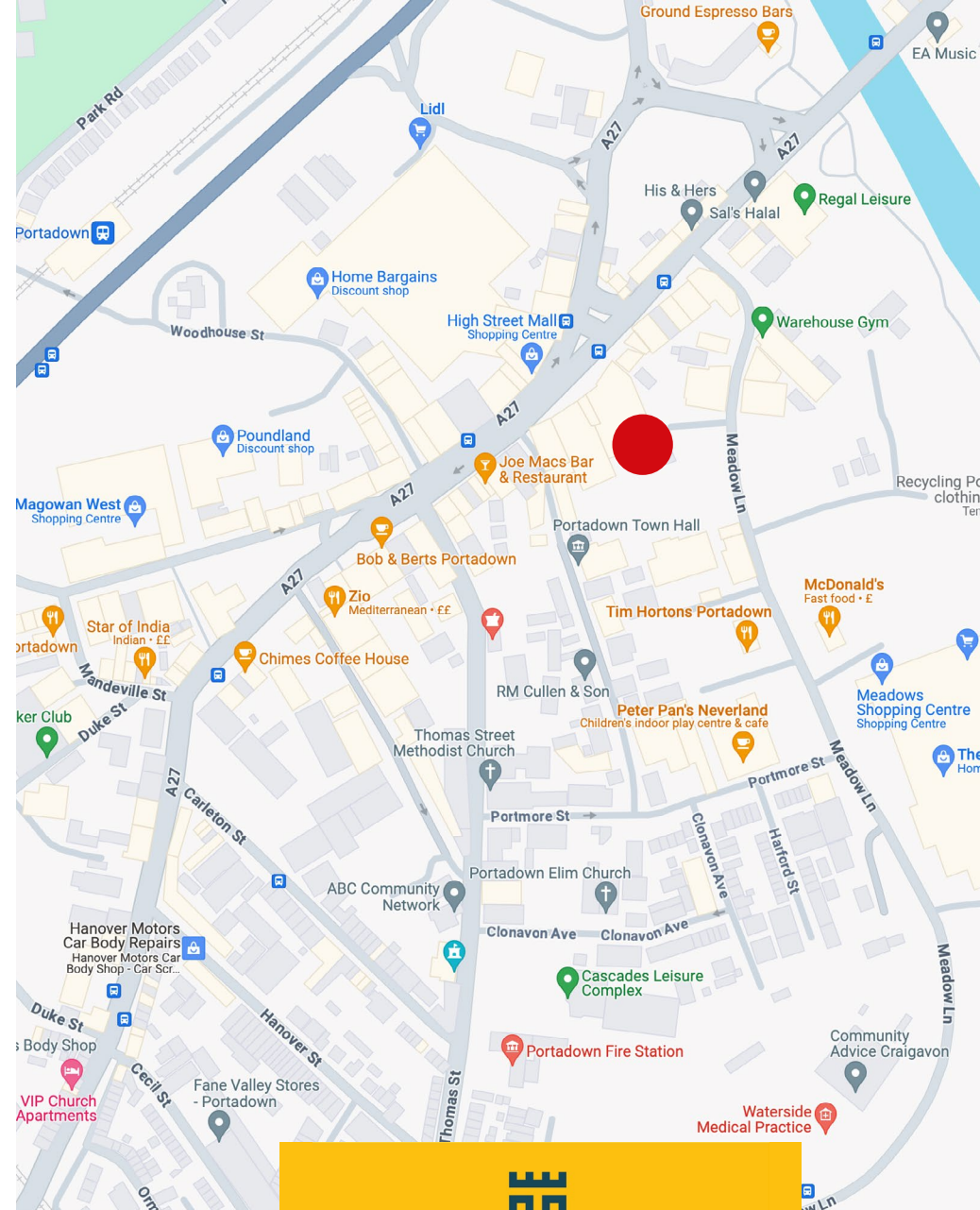
028 90 500 100

LOCATION

- Portadown is located c. 30 miles south-west of Belfast. It has a population of 80,700 persons and benefits from a wide catchment area.

DESCRIPTION

- The subject premises were previously occupied by Iceland and have now been sub-divided with the ground floor let. Other retailers in close proximity include Tesco, The Range, HSBC, McDonald's and Starplan.
- First floor accommodation available with its own front door access. Ideally suited for gym, yoga studio or restaurant subject to planning.
- Ideally suited to occupiers seeking large space with high visibility which also benefits from fronting onto public car park.
- Refurbishment works currently underway.



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ACCOMMODATION

Description	Sq M	Sq Ft
First floor Area	250	2,700

LEASE DETAILS

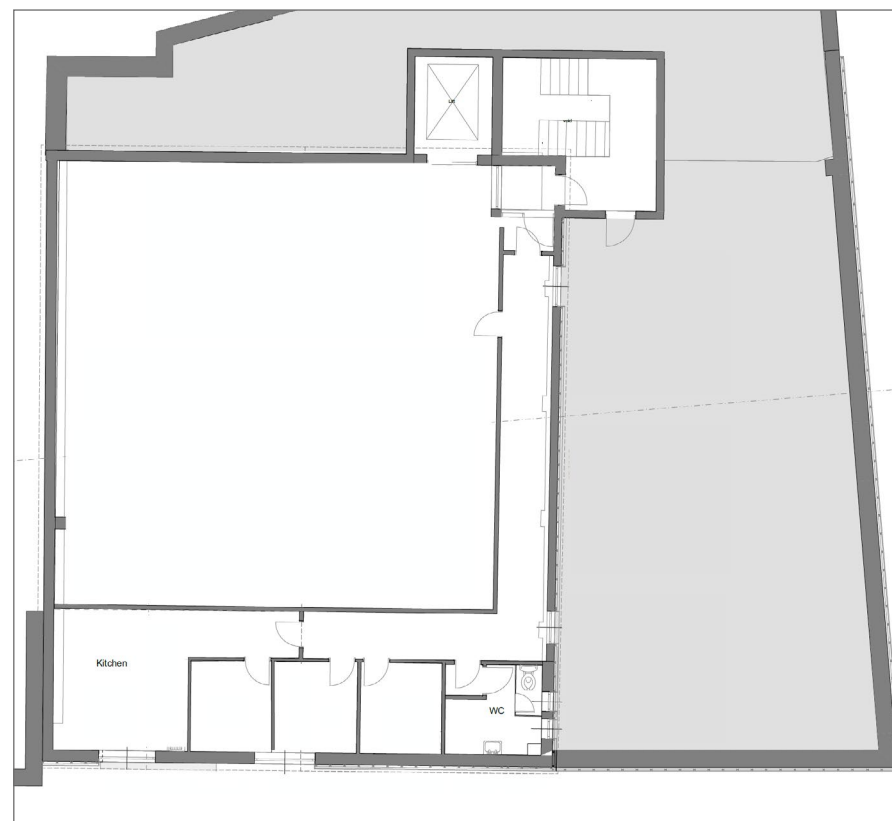
Term: Negotiable.
Rent: £14,000 per annum, exclusive.
Rent Review: Upwards only every five years.
Repairs & Insurance: Effectively full repairing and insuring Lease.

RATES

NAV: To be re-assessed
Rate in £ 2023-24 = 0.563645
Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.



Not To Scale. For indicative purposes only.

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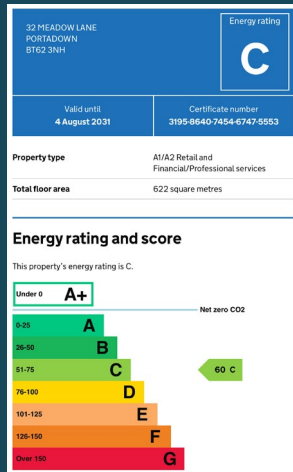
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EPC



CONTACT

For further information or to arrange a viewing contact:

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