



**Instinctive  
Excellence  
in Property.**

# To Let

**Prominent Former Bank Building  
6,329 sq ft (588 sq m)**

43 High Street  
Portadown  
BT62 1HY

**COMMERCIAL**



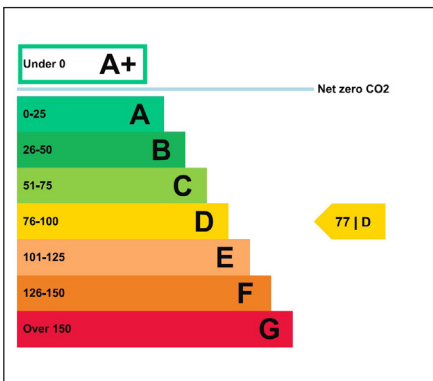
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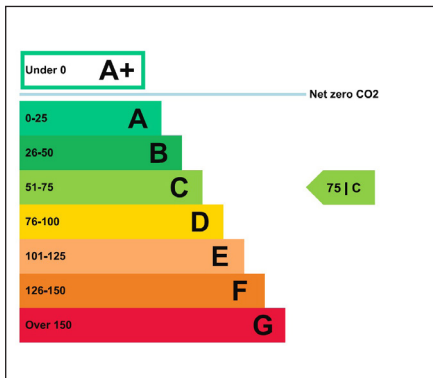
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### COMMERCIAL

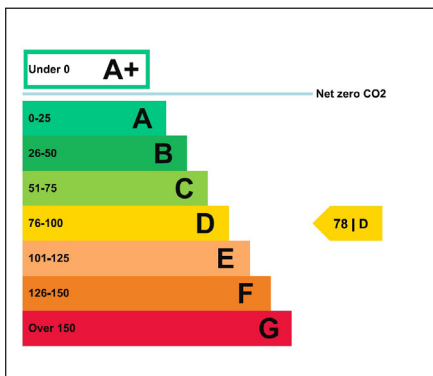
#### EPC - Ground Floor



#### EPC - First Floor



#### EPC - Second Floor



## Location

Portadown is in Co Armagh situated approximately 23 miles southwest of Belfast.

The prominent property occupies a prime position on High Street, adjacent to High Street Mall and a only few minutes walk from the train station and the towns main public parking facilities. Occupiers in the locality include Lidl, Franklins and Danske Bank.

## Description

The building is a substantial three storey Grade B Listed building of traditional construction with a cut stone façade and pitched slate roof with ground floor extension to the rear which leads to an enclosed concrete yard that benefits from access onto Woodhouse Street via a shared laneway.

The ground floor comprises a former banking hall off which is a private office, storeroom, strong room, staff kitchen, comms room, and WCs, with a former vault and storeroom at lower ground floor level.

The upper floors benefit from a separate entrance off High Street, with lift and stair access from the ground floor entrance lobby. The first floor which is tenanted, provides a mix of open plan and cellular offices which are finished to include plastered/ painted walls, suspended ceilings with recessed fluorescent lighting, carpeted floors, perimeter trunking and is heated by perimeter radiators fed from the central heating system. There is also a kitchen and storeroom on the first floor rear return.

The second floor also provides a mix of open plan and cellular offices with similar finishes to the first floor but with the benefit of air conditioning. There is a staff kitchen on the second floor rear return, whilst the WC facilities are shared between both floors.

## Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground floor	2,905	270
First floor	1,727	160
Second floor	1,697	158
<b>Total Net Internal Area</b>	<b>6,329</b>	<b>588</b>

## Lease Details

The building is available on a single lease or entire floor basis by way of new leases.

Details on application.

## Rates

We have been advised by the Land and Property Services of the following rating information:

#### Net Annual Values:

Ground floor:	£21,000
First floor:	£9,550
Second floor:	£8,650
<b>Rate in the £ for 2023/2024:</b>	<b>£0.563645</b>

## VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

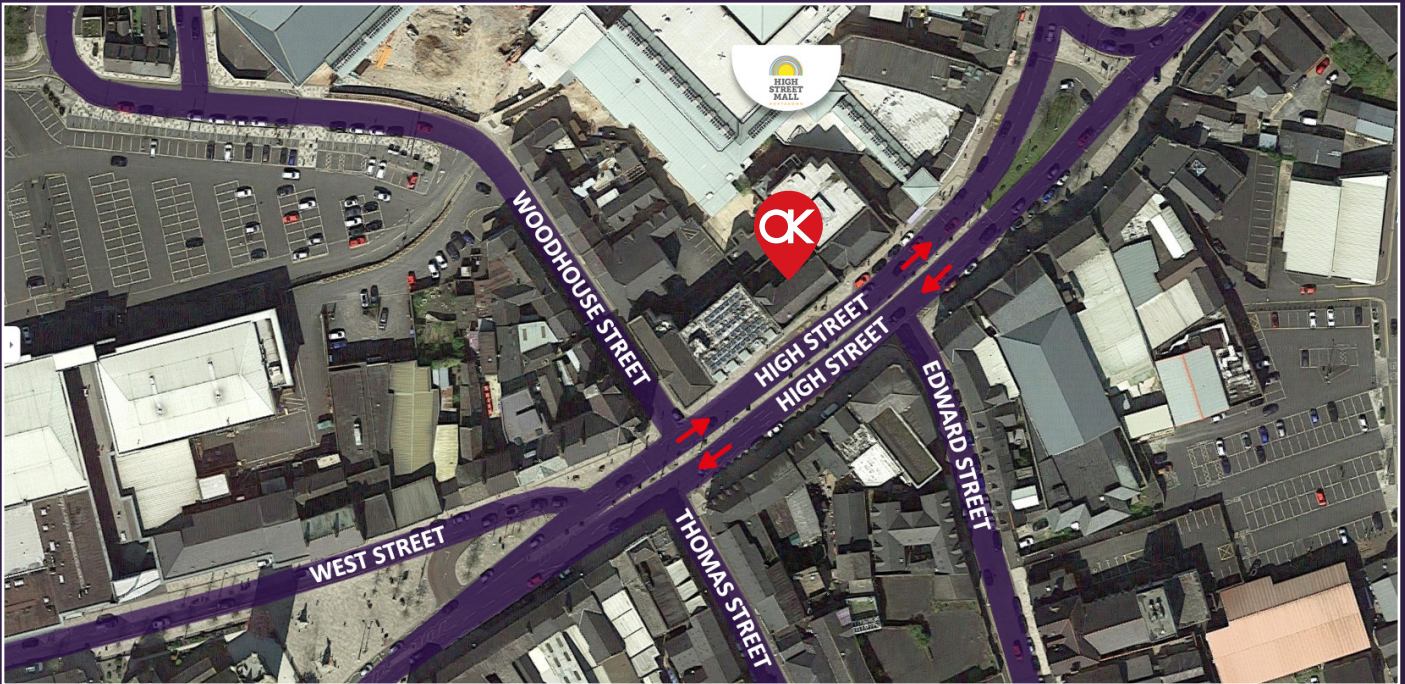




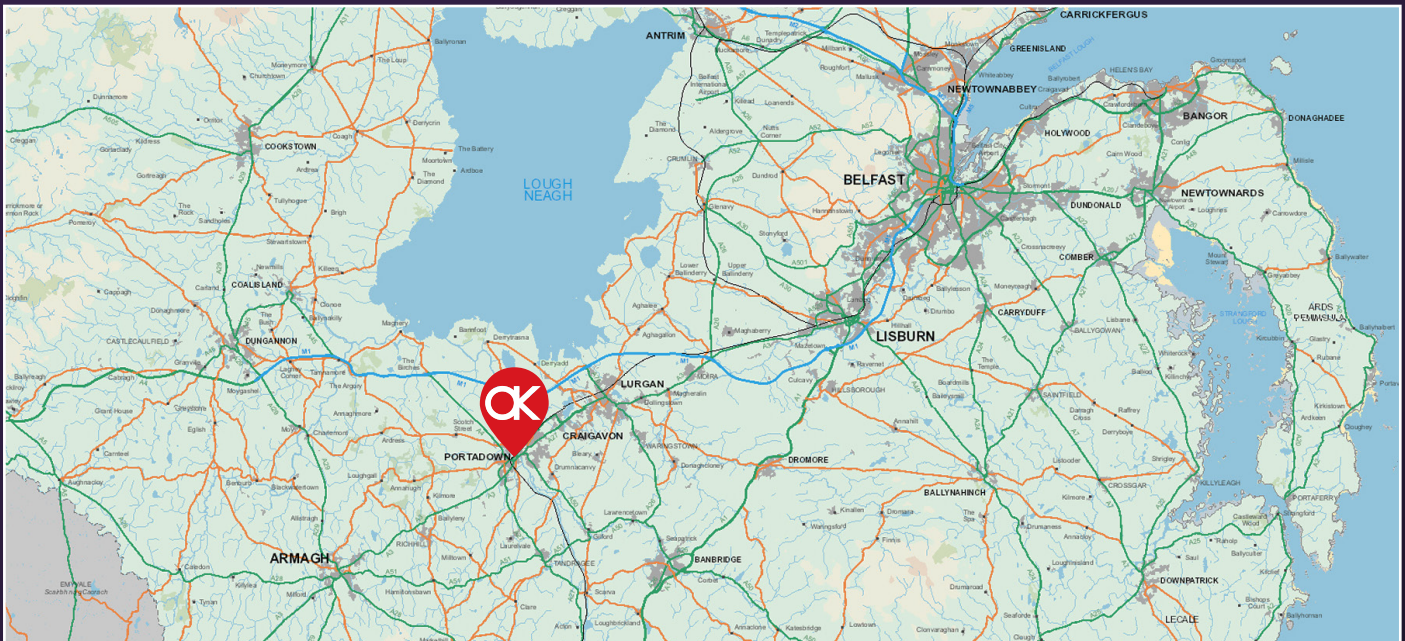
**Ground Floor Former Banking Hall**







FOR IDENTIFICATION PURPOSES ONLY



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## CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/uk/si/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

## MISREPRESENTATION ACT 1967

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