



**Instinctive  
Excellence  
in Property.**

# To Let

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

43 High Street  
Portadown  
BT62 1HY

**COMMERCIAL**



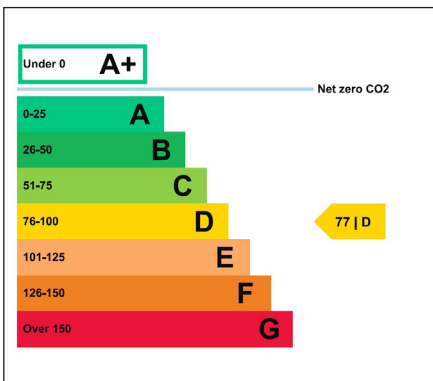
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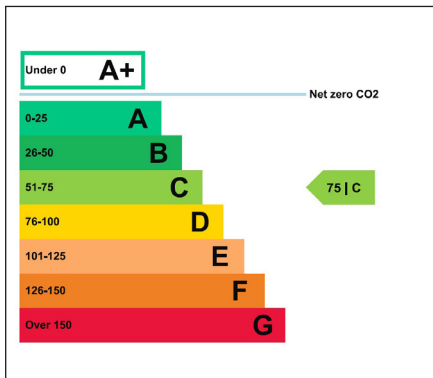
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### COMMERCIAL

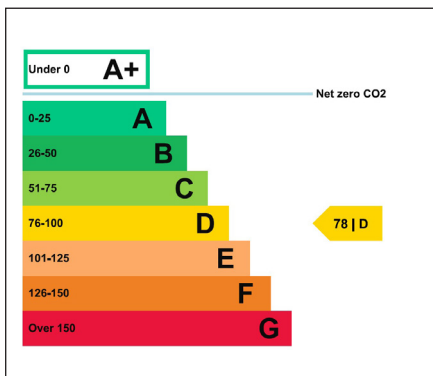
#### EPC - Ground Floor



#### 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 and Rates

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	NAV	Estimated Rates Payable
Ground floor	2,905	270	£21,000	£12,380.61
First floor	1,727	160	£9,550	£5,630.23
Second floor	1,697	158	£8,650	£5,099.63
<b>Total NIA</b>	<b>6,329</b>	<b>588</b>	<b>Rate in £ for 2024/25: £0.589553</b>	

## Lease Details

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

Details on application.

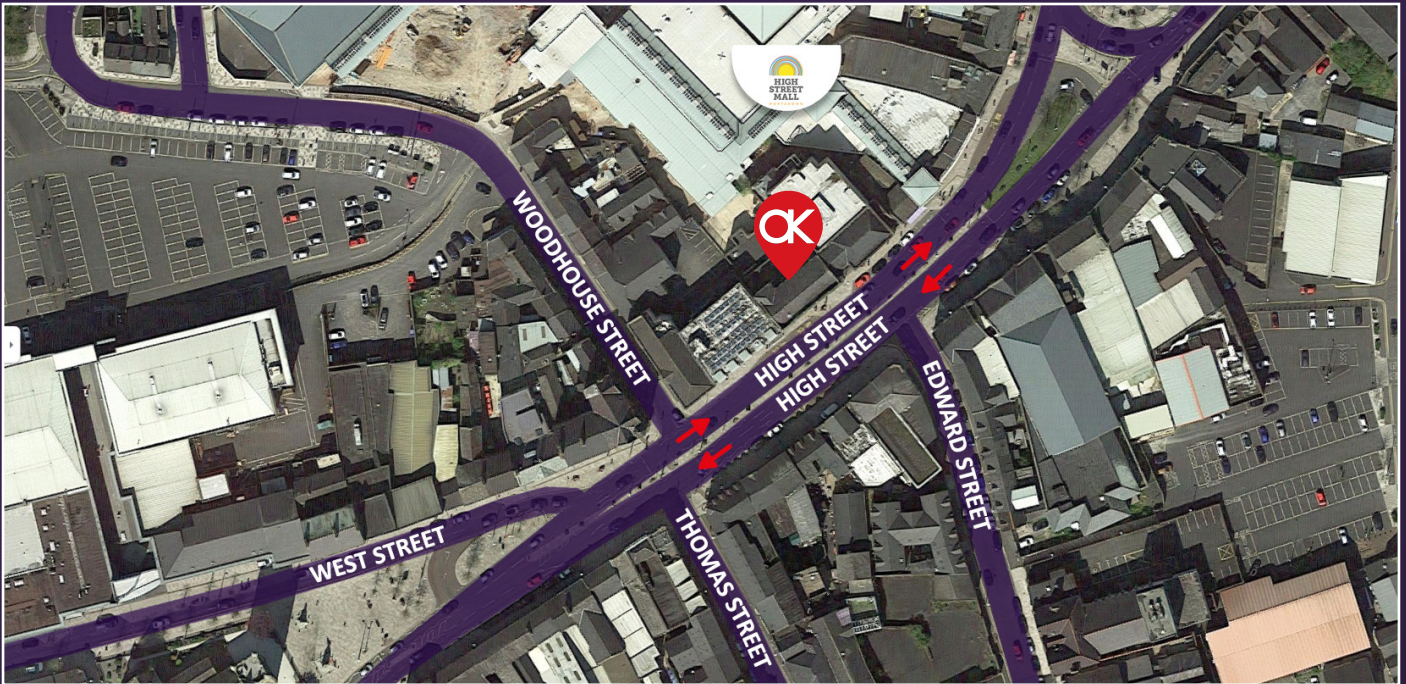
## VAT

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

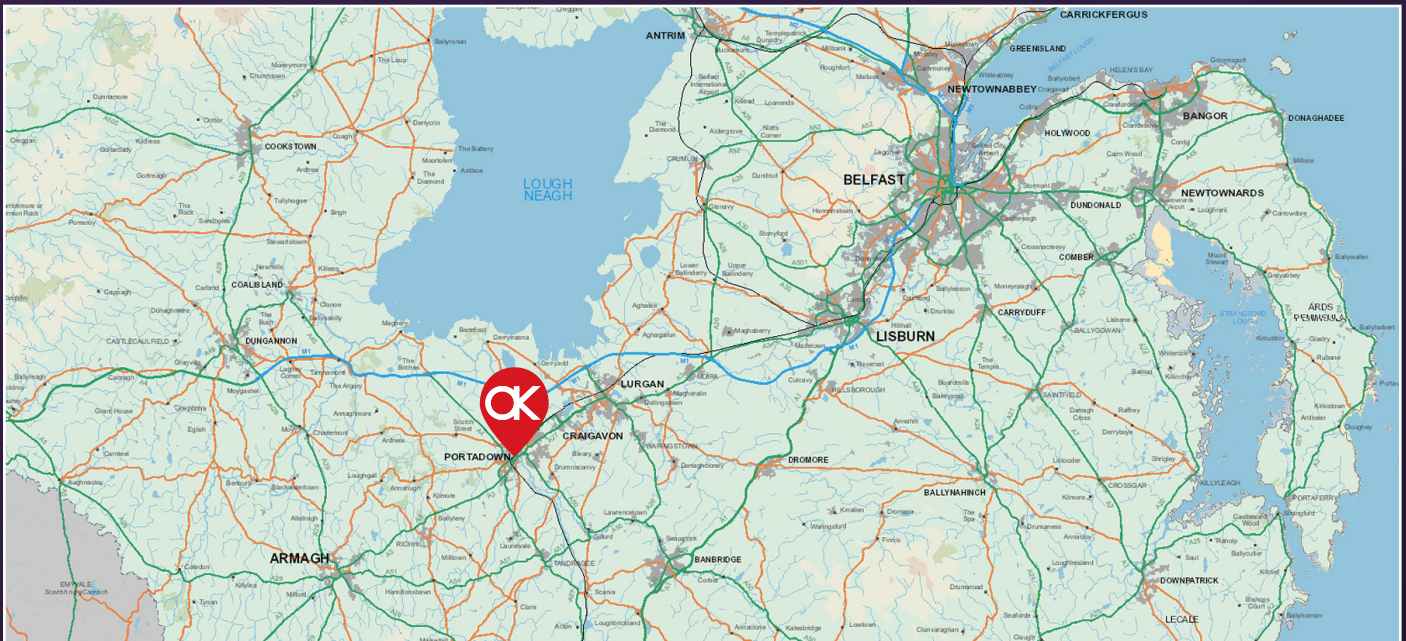


**Ground Floor Former Banking Hall**





FOR IDENTIFICATION PURPOSES ONLY



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## MISREPRESENTATION ACT 1967

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