

TO LET



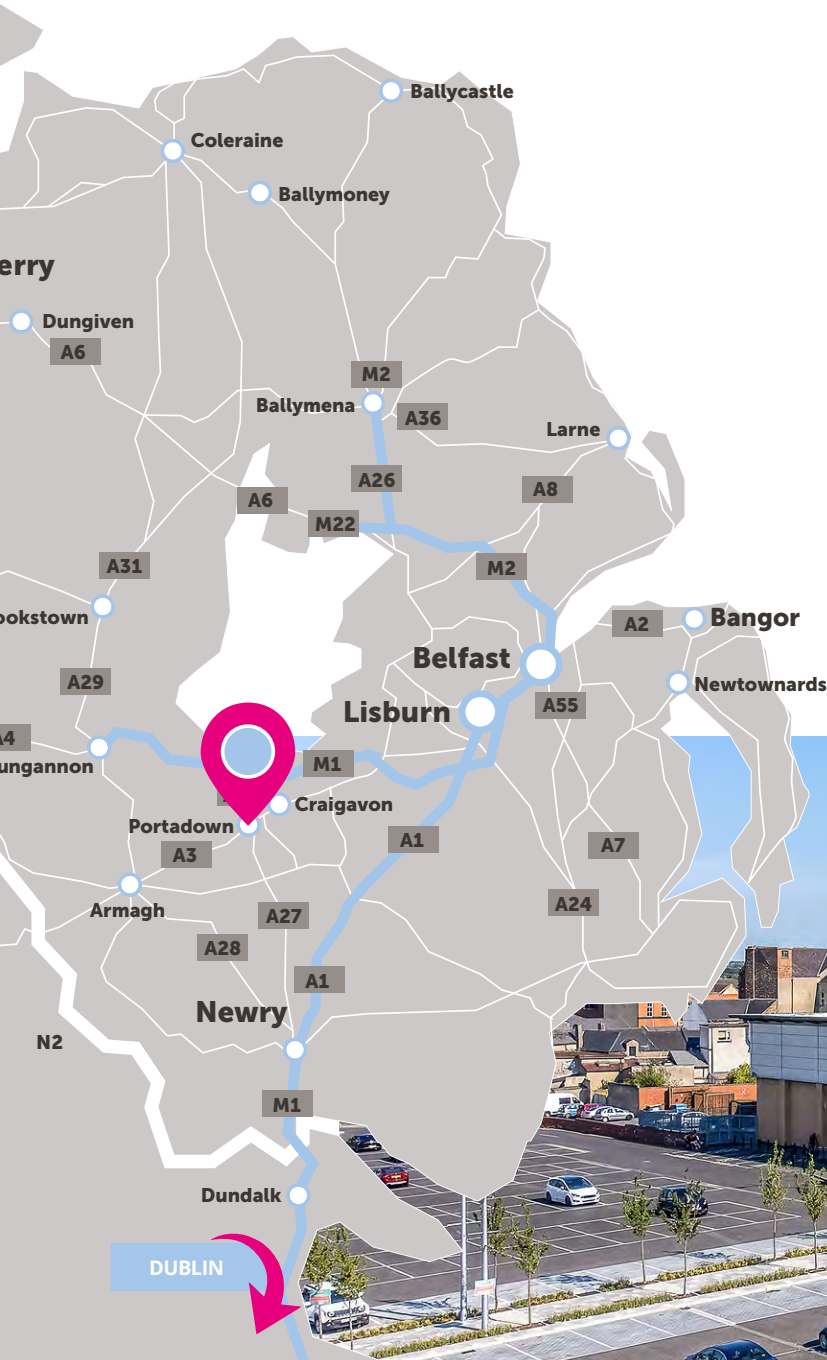
Osborne
King

MAGOWAN WEST, PORTADOWN



MAGOWAN | WEST

TOWN CENTRE RETAIL ACCOMMODATION



LOCATION AND COMMUNICATIONS

Portadown is located within the Borough of Craigavon in County Armagh, Northern Ireland, about 23 miles (37km) south-west of Belfast.

Portadown has excellent road links, situated close to the A3 with easy access to the Motorway network. Portadown benefits from direct road access to the surrounding towns of Dungannon, Lurgan, Craigavon, Newry and onward to Dublin.

The centre lies close to the town's train interchange, adjacent to the main car park for the town with over 400 public car parking spaces. The railway station is situated within a few minutes walk from the centre and provides direct services to Belfast and Dublin.

Both the George Best City Airport and Belfast International Airport are approximately 30 miles (46 km) from Portadown.

SITUATION

Magowan West lies in the centre of Portadown and is linked to the High Street via West Street. The scheme's main thoroughfare leads from the car park along Borough Place East onto West Street.

Portadown's main retail offering is focused around Market Street and West Street within the town centre. The shopping environment has been greatly improved by the extensive hard landscaping that has recently been undertaken by the Council within the main car park.





THE MEADOWS

MAGOWAN WEST

HIGH STREET MALL

LIDL

TRAIN STATION

Craigavon/M1 Lurgan

NORTHWAY

Dungannon/Armagh

(Indicative purposes only)

DESCRIPTION

Magowan West comprises an open pedestrianised shopping precinct with first floor offices providing approximately 81,766 sq ft (7,596 sq m). The scheme is anchored by Boots, Lynas Food Outlet, Poundland, Poundstretcher and DV8.

The available units are located on both the main mall and West Street, they range from 799 sq ft to 2,643 sq ft.

There is a 400 space public car park, situated immediately to the north of the site. The car park is currently owned by Armagh City, Banbridge and Craigavon Borough Council.



GROUND FLOOR PLAN



Indicative purposes only.



ACCOMMODATION

We calculate the approximate Net Internal Area of the unit, in accordance with the current RICS Code of Measuring Practice, to be:

Unit	Description	Sq Ft
Unit 6	Retail	799
Units 8/9	Retail	2,648
Unit 29	Retail	658
Unit 31	Retail	799

RATES

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

Unit	NAV	Rates Payable
Unit 6	£7,900	£4,453
Units 8/9	£21,700	£12,231
Unit 29	£8,700	£4,904
Unit 31	£7,750	£4,368

The current non-domestic rate in the pound for 2023/2024 is £0.563645.

LEASE DETAILS

Rent:	On application
Term:	Flexible terms available
Service Charge/Insurance:	A service charge will be levied to cover the landlord's expenditure in connection with the maintenance, repair and general running of the scheme.



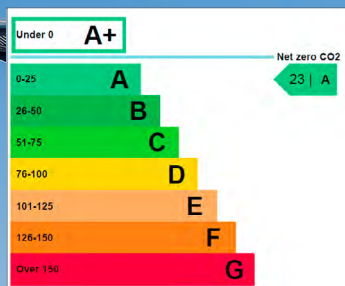
CURRENT TENANTS



VAT

The property is listed for VAT, and we understand that the VAT will be payable on all outgoing.

EPC RANGE: A23 - G167



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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

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.