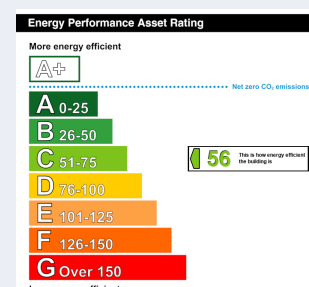


**Commercial Property**  
**Located in The 'Woods Centra' complex**  
**Suitable For A Variety Of Commercial Uses**  
**Fronting Onto The Busy Armagh To Portadown Road**



**42a Dobbin Road, Portadown, Co Armagh BT62 4EY**

- Gross Area 3824 sq ft
- Suitable For A Variety Of Uses
- Parking At Front
- Convenient To Portadown & Armagh
- Rent: £25,000 plus vat (£30,000)



## RENT GUIDE £30,000

These details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise as to their correctness. The vendor does not make or give, and neither Alastair Stevenson the Property Spot nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points



We have been instructed to Let this fine building which is located within the Woods Centra Complex on the Dobbin Road. There is a long history of a restaurant on the site over this past 40 years, from Ell's, Mango and more recently the K11 Chinese restaurant. There is a large volume of passing traffic on the Dobbin Road which would be a great bonus to any business, the property could be of interest to someone in the food business, or it could lend itself to other commercial uses.

#### Front porch

19' 4" x 8' 8" (5.89m x 2.64m) Sliding front doors

#### Restaurant

71' 6" x 24' 10" (21.79m x 7.57m)

#### Restaurant (continued)

34' 2" x 20' 8" (10.41m x 6.30m)

#### Office

8' 5" x 7' 8" (2.57m x 2.34m)

#### Store

6' 2" x 5' 6" (1.88m x 1.68m)

#### Store

6' 0" x 5' 9" (1.83m x 1.75m)

#### Chiller

6' 0" x 6' 0" (1.83m x 1.83m)

#### Kitchen

24' 0" x 19' 6" (7.32m x 5.94m)

#### Storage Room

19' 4" x 11' 4" (5.89m x 3.45m) Walk in Fridge

#### Staff Kitchen & wc

#### Rear Lobby with Customer Toilets

#### Rent

The rent is £25,000 plus vat (£30,000) plus Rates & Insurance

The Rates payable is in the region of £10,600

