

8 HIGH STREET, PORTADOWN

CO ARMAGH, BT62 1HZ



- Occupying a prime position in the heart of Portadown town centre.
- Adjoining Specsavers & Nationwide.
- Impressive building finished internally to a modern standard.
- Available immediately.
- Accommodation extending to approximately 2,206 sq ft ground floor sales and 2,002 sq ft first floor back of house and storage, with a small attic space.

SAVILLS NORTHERN IRELAND,
Longbridge House, 16-24 Waring Street,
Belfast, BT1 2DX

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Location

Portadown is a major town in the County of Armagh and lies approximately 23 miles south west of Belfast. The subject property is located in the town's prime retailing pitch fronting directly on to Market Street, bounded on either side by Specsavers and Nationwide.

Description

The property benefits from an electric roller shutter door, glazed frontage and internally is fitted out to include suspended ceiling and spot lighting and fitting rooms with back-of house facilities at first floor, including offices, toilets, staff kitchen and extensive storage areas. To the rear is a yard accessed off Edward street for servicing.

Accommodation Schedule

	Net Internal Area Sqft	Net Internal Area Sqm
Ground Floor	2,206	205
First Floor	2,002	186
Attic Area	392	36
Total	4,600	427

Lease Details

Rent	£20,000 per annum exclusive
Term	Negotiable
Insurance	Estimated to be £800 per annum + VAT

Rates Assessment

	NAV	Rates Payable 24/25
8 High Street, Portadown	£20,000	£11,273

VAT

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

EPC

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Contact

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