

Phase 1  
Pre-Let to Starbucks



Image For Indicative Purposes Only

# To Let

## Northway Retail Park, Portadown

Drive-Thru / Café / Restaurant / Retail (Subject to Planning)

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## Location

Portadown is regarded as one of Northern Ireland's major commercial towns. Situated within the borough of Craigavon, Portadown is located approximately 23 miles southwest of Belfast, 10 miles from Armagh and 65 miles from Derry/Londonderry. It is well served in terms of infrastructure with established railways and motorways.

The town is well served by the M1, which provides easy access to both Belfast and Dublin. The town is a major stop off on the Belfast to Dublin rail route.

The site is located on the A3 Northway, a main arterial route in the town. ASDA supermarket (approx. 60,000 sq ft) is directly adjacent to the site which can access Bridge Street / Joseph Street .

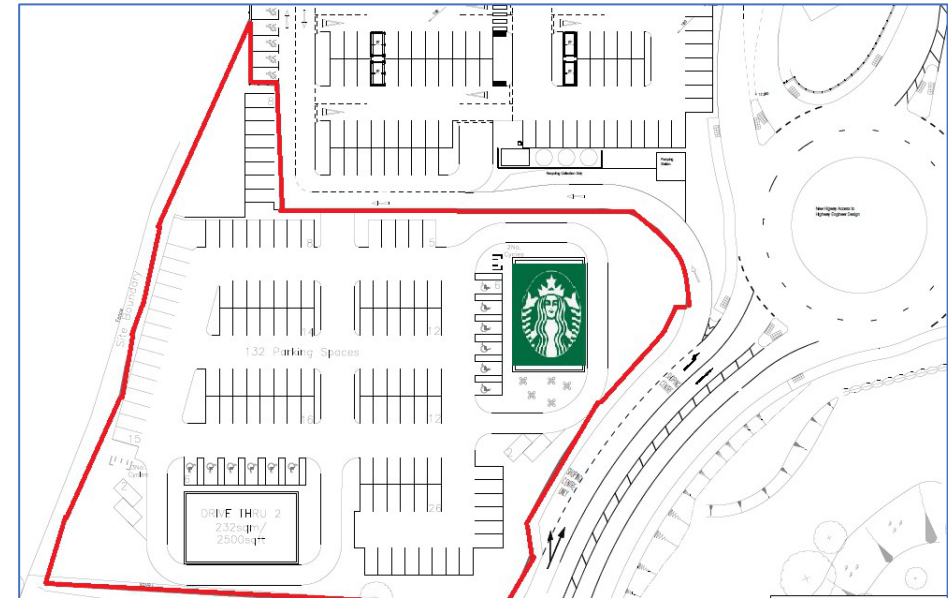
## Description

- Highly prominent location with extensive frontage onto the Northway arterial route.
- Significant high volume of passing vehicular traffic flow from Northway arterial route.
- An extremely busy Asda Superstore and Petrol Filling Station sits adjacent to the proposed development.
- Construction just completed on a 2,500 sq ft unit for Starbucks drive thru which is due to open in Q2 2025.
- Opportunity exists for a potential second shell specification drive-thru on the site of approx. 2,500 sq ft (subject to planning) or the construction of three café/restaurant units of approx. 2,260 sq ft each.

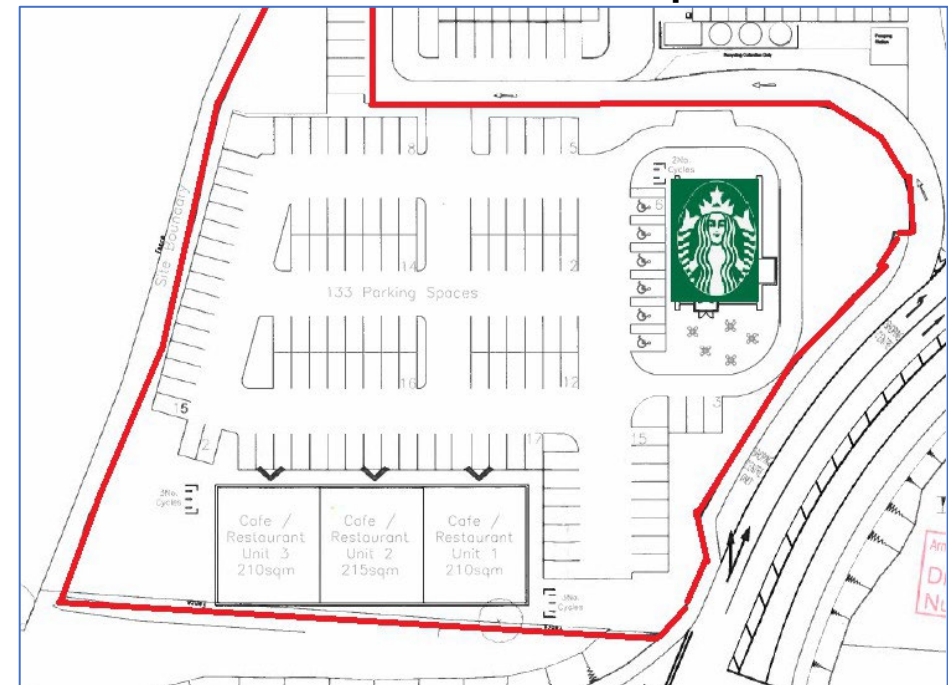
## Planning / Development Potential

The site has planning permission for '1 No. café unit (drive-thru) and 3 No. café/restaurant units and car parking spaces'. The planning reference is LA08/2020/0283/O. This is a renewal of a previous proposal under the planning reference LA08/2015/1040/O.

## Drive Thru Option



## Café / Restaurant / Retail Options



## Lease Details

- Term:** 15 year lease.
- Rent Review:** Every 5 years on an upward only basis.
- Rent:** On Application
- Repairs:** Effectively full repairing with provision for a service charge to cover costs of maintenance / repair of common areas and management fee.
- Building Insurance:** Tenant to reimburse the landlord insurance premium or a fair and reasonable proportion.

## VAT

All prices, outgoings and rentals are exclusive of and will be subject to Value Added Tax at the prevailing rate

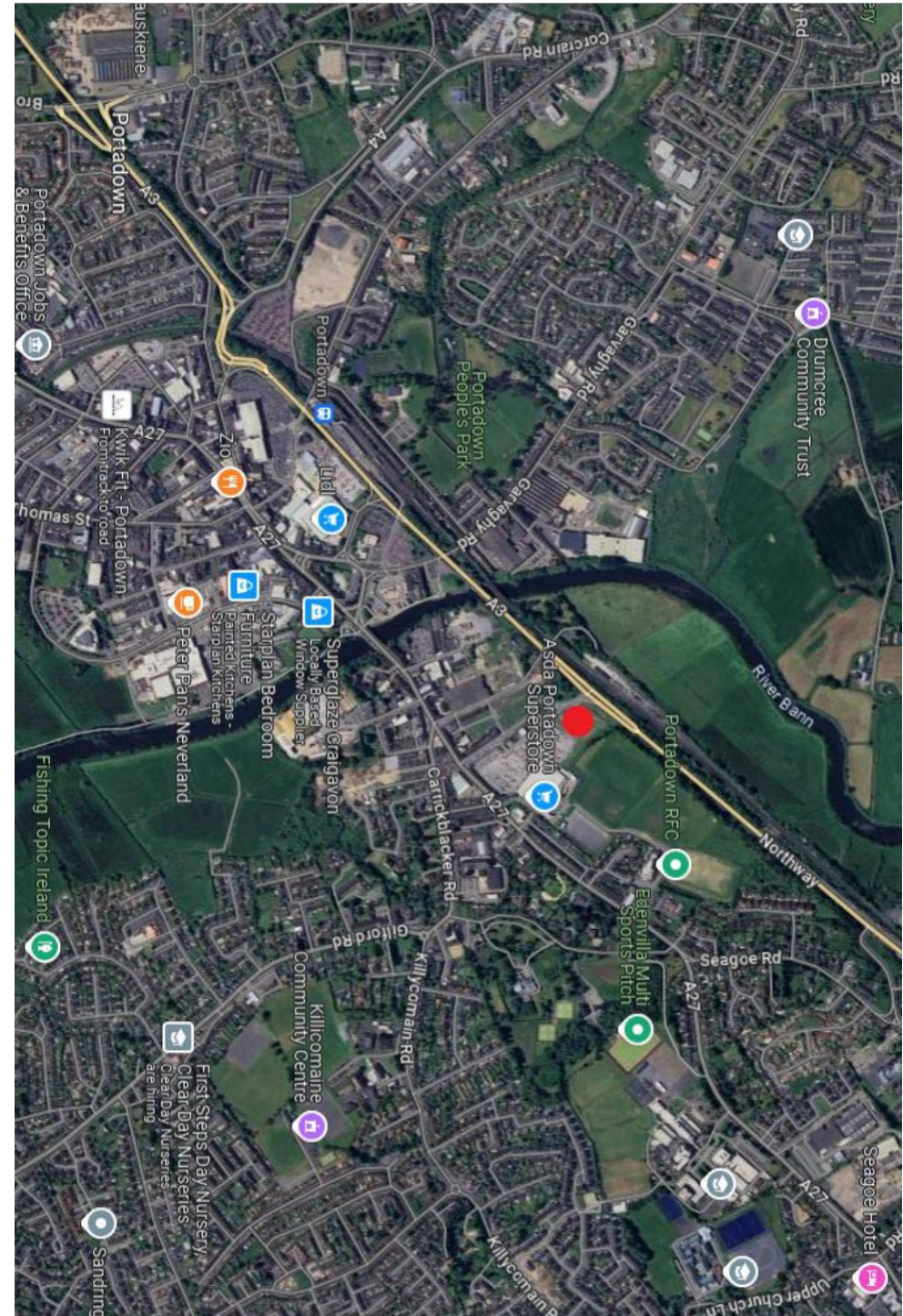
## NAV

To be assessed.

Rate in the £ for Armagh City, Banbridge and Craigavon is 0.589553 for year 2024 / 25.

## Availability

By Agreement and completion of an Agreement For Lease.



To find out more,  
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