



TO LET

1 High Steet, Portadown, Craigavon BT62 1HZ

Ground Floor Office Accommodation extending to c. 464 sq ft (43 sq m)

LOCATION

Portadown is a busy town in Co. Armagh, located within Armagh City, Banbridge and Craigavon Council Area. The town is situated approximately 23 miles south west of Belfast.

The property occupies a prime corner position on High Street in the centre of the town. Neighbouring occupiers include McElhone Solicitors, CPS Property, Santander, Bob & Berts, Outhaus and Porter Green Barbers.

DESCRIPTION

The subject comprises a ground floor retail unit within a modern building constructed c. 1994. The unit provides retail / office area, kitchen, WC and under stair storage. The retail / office area benefits from good levels of natural light and is fitted to include painted and plastered walls, carpeted floors and suspended ceiling with recessed lighting.

The unit would be suitable for a variety of uses, subject to any necessary planning consents.

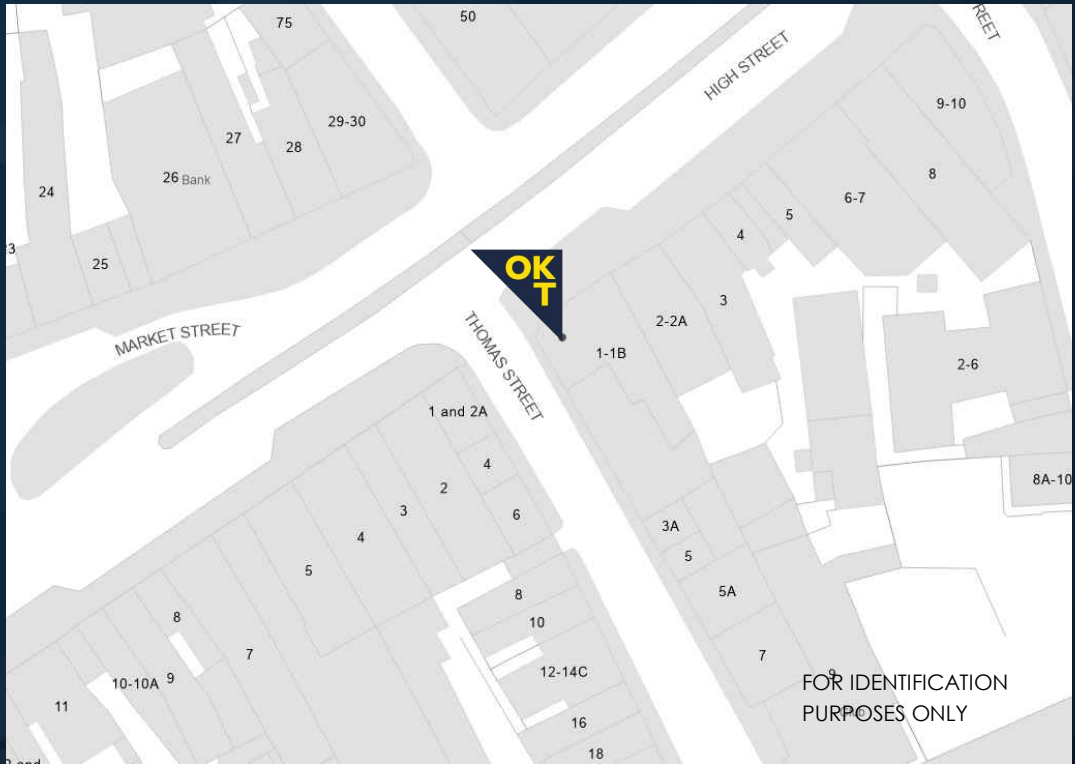
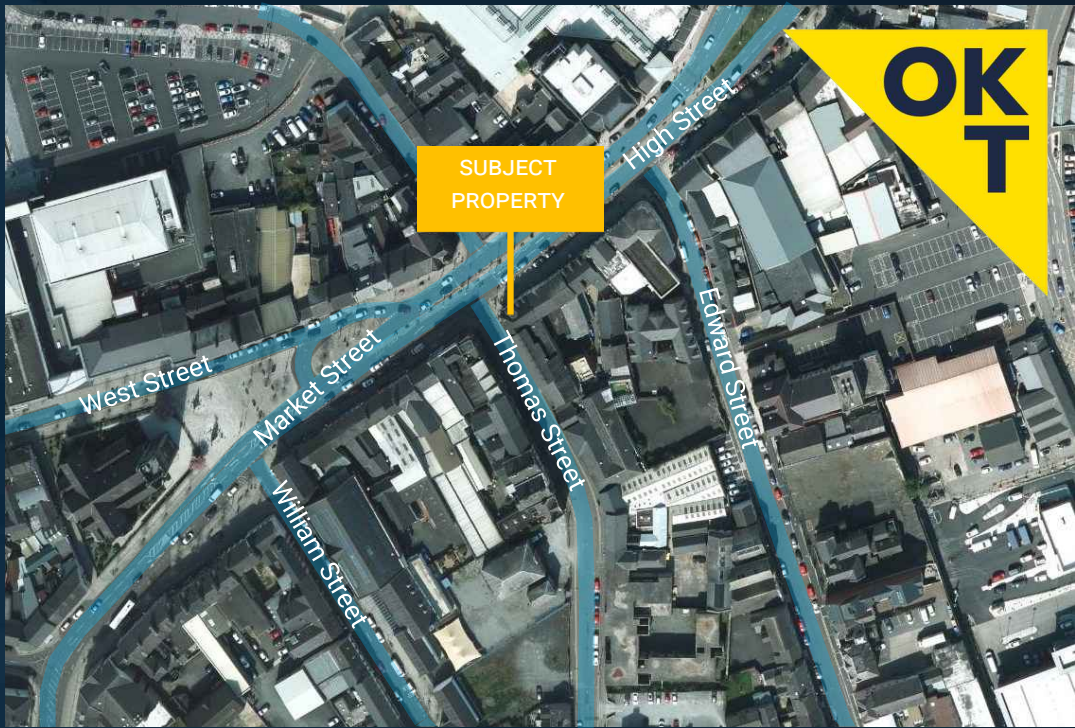
ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Ground Floor (Comprising Retail Area, Kitchen & WC)	c. 43 sq m	464 sq ft

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/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

REF: 10227



LEASE DETAILS

RENT: £12,750 per annum

TERM: Negotiable

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

VAT

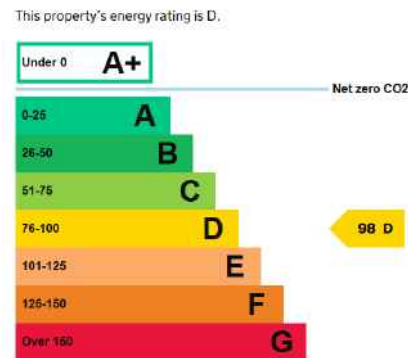
All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (RATES PAYABLE)

NAV: £6,750

Estimated Rates Payable in accordance with LPS website: £4,117.29

Please note that all prospective tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

JAMES CHRISTIE

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MARK PATTESON

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OKT

O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.