

RENT REDUCED

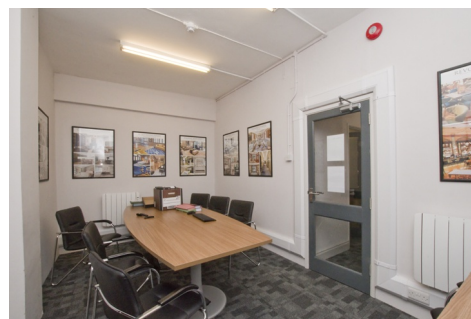
**TEMPLETON
ROBINSON**
COMMERCIAL

CHARTERED VALUATION SURVEYORS

TO LET

Business Unit c.679 sq.ft. (63.1 sq.m.)

Unit 3 Annagh Business Centre, 3 Tandragee Road, Portadown BT62 3BQ



LOCATION

The subject property is located in Annagh Business Centre on the Tandragee Road, Portadown. The Tandragee Road is south east of the town centre. Portadown is approximately 32 miles south west of Belfast with a population c.22,000. The Business Centre provides a range of retail, office, showroom and workshop accommodation in a range of sizes. Other occupiers include British Red Cross, Part Worn Tyres and Yum Yum Food.

DESCRIPTION

The subject unit is arranged part open plan/part private office accommodation plus rear storage, kitchenette plus W.C. There is a shared concrete car parking area to the front with enclosed yard/storage area to the rear. The unit is finished to include solid floor overlaid with carpet, plastered and painted walls, suspended ceilings with fluorescent strip lighting, UPVC double glazed shop front and electric roller shutter.

ACCOMMODATION

BUSINESS UNIT c.679 sq.ft. (63.1 sq.m.)

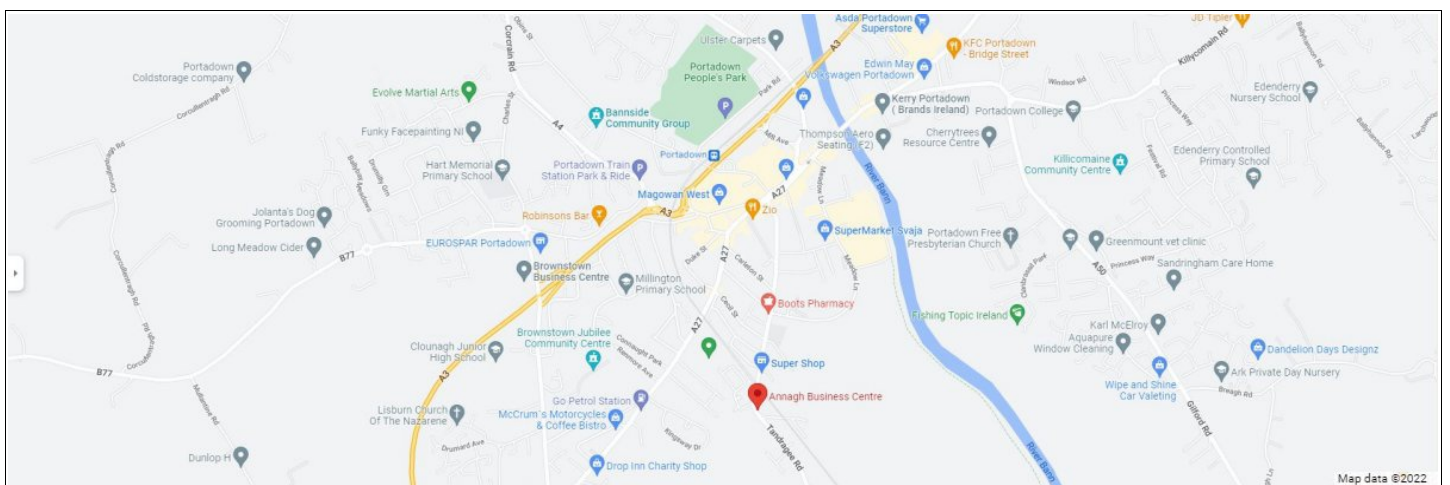
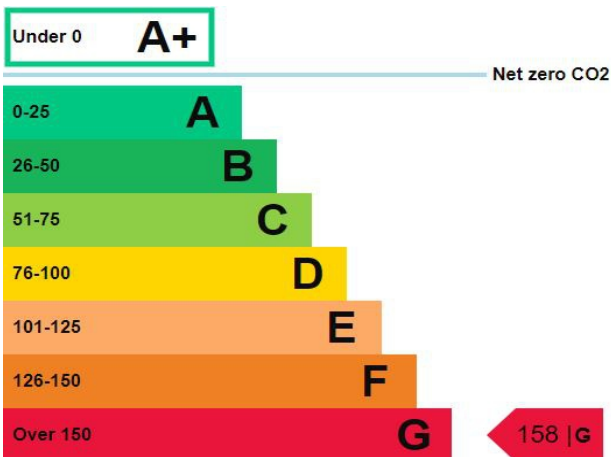
Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: gareth@trcommercial.co.uk

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LEASE DETAILS

RENT	£4,000 per annum excl.
TERM	Minimum 3 years
REPAIRS/INSURANCE	Full Internal Repairing and Insuring basis plus shop front.
VAT	All prices are quoted exclusive of VAT, which is chargeable on the rent.
RATES	NAV £4,000 Rates payable 2022/23 with 25% SBRR £1,630
EPC	G-158
VIEWING	By appointment with Sole Agent 028 9131 3830



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