

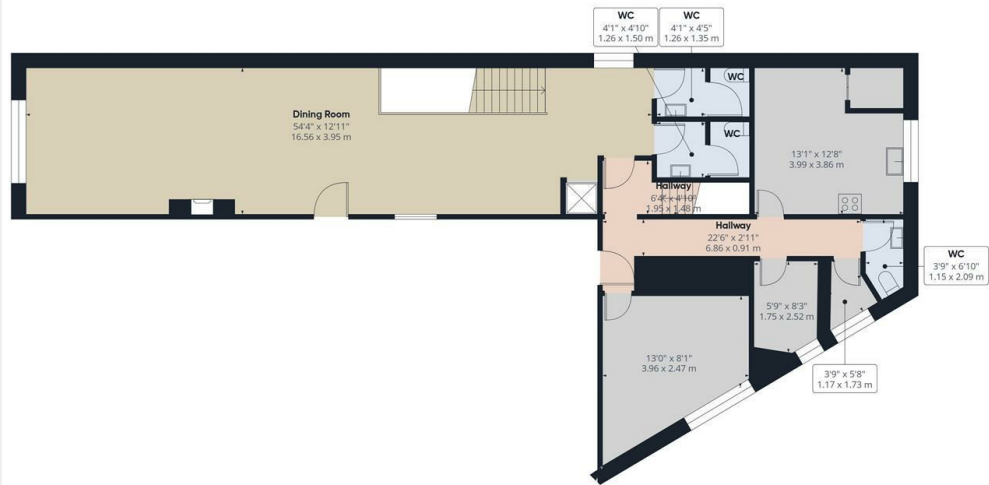


4 Bridge Street, Portadown, Craigavon, County Armagh, BT62

Best Offers Around £170,000

- Investment Opportunity
- Net Internal Area 2080 sq ft (193.23 sq m)
- Virtual Tour - <https://tour.giraffe360.com/e18a03d73c1948a2a4e646fbf922994d/>
- Prominent town centre location
- Fixtures and fittings included in sale
- Trading as a well-known restaurant for over 25 years
- Sitting Tenants

Hannath



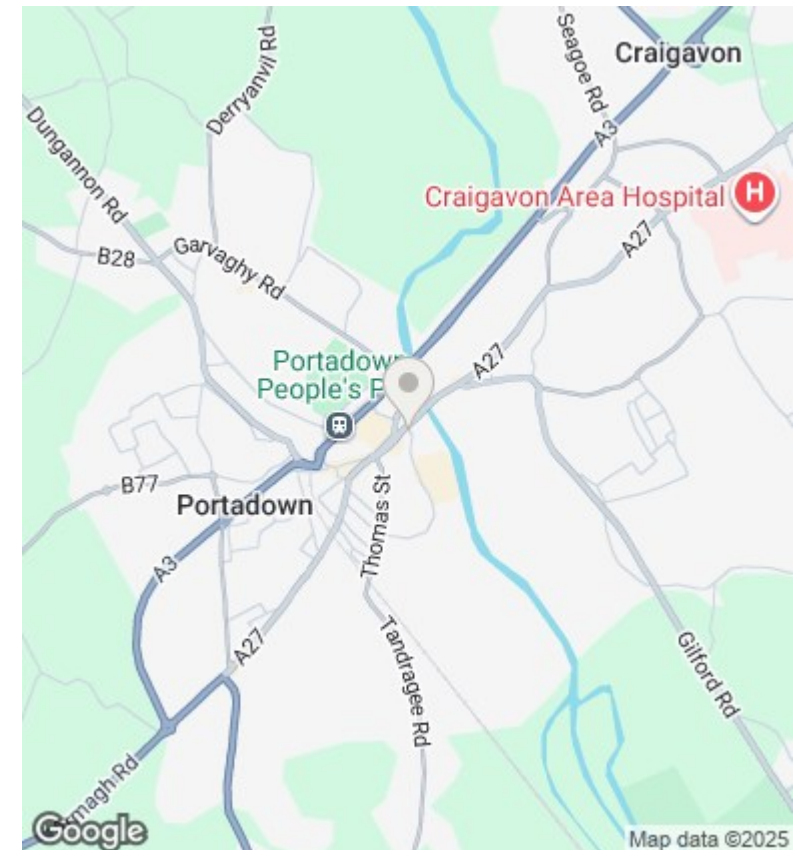
Approximate total area⁽¹⁾
1189 ft²
110.6 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 1



Directions

Viewings

Viewings by arrangement only. Call 02838 399911 to make an appointment.

Council Tax Band

Northern Ireland

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC