

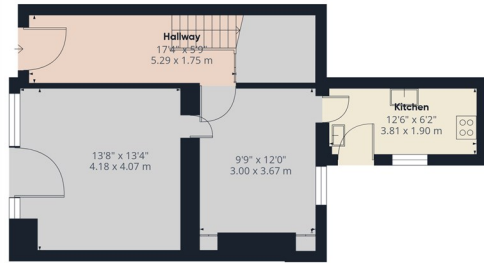


Mackles Ice Cream and Tobacconist, 66 Church Street,

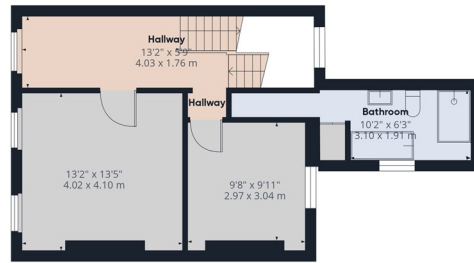
POA

- To be sold as a “Going Concern” with Fixtures, Fittings, Stock and Building
- Business Successfully Trading for over 90 years
- Accommodation comprises a ground floor commercial unit and stores with residential accommodation set over three floors
- Extremely Popular and Renowned Business
- Prime Location with high levels of footfall and vehicular traffic
- Home to Mackles Ice Cream, Portadown
- Rear storage facilities
- Mixed-use property

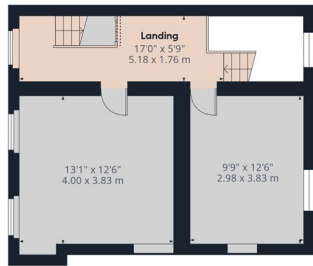
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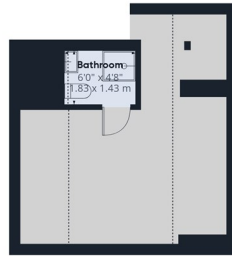
Ground Floor



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾
 1408 ft²
 130.9 m²

Reduced headroom
 2 ft²
 0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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