



Ground Floor, 115-117 Bridge Street, Portadown, Craigavon, County

Armagh, BT62 5AA
£7,000 Per Annum

- Prominent Ground Floor Unit on the outskirts of Portadown town centre
- Desirable location with optimum exposure
- Well-presented throughout
- Approximately 750 Sq Foot
- Previously A Hairdressers

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	

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DESCRIPTION

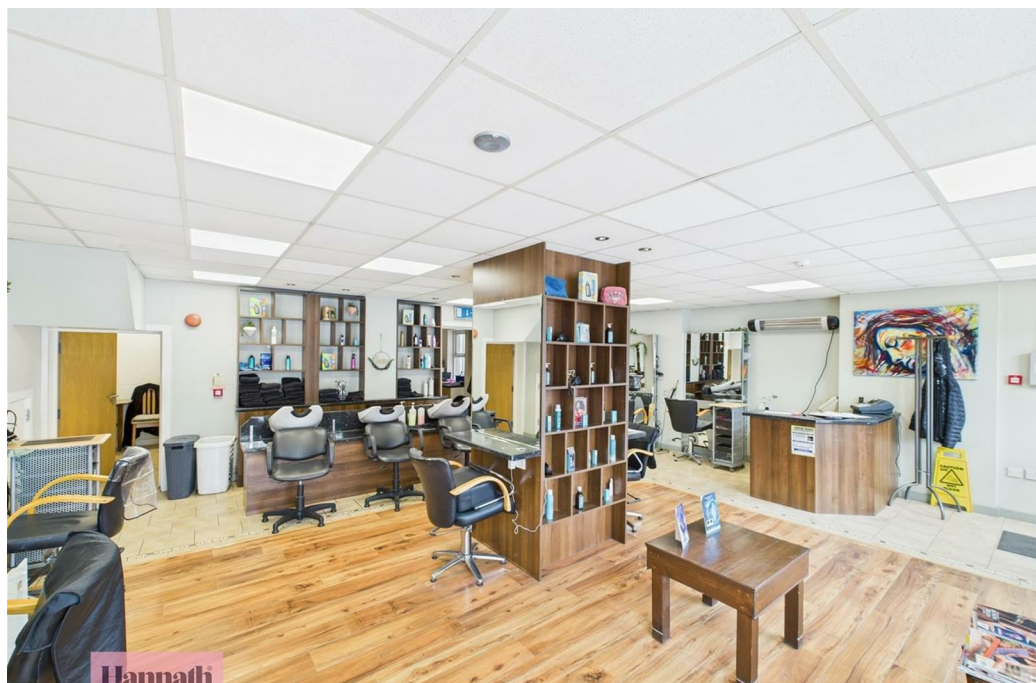
The property comprises of a mid-row, Ground Floor unit extending to approximately 750 Sq Ft.

The ground floor was previously occupied by a well-established hair salon and is finished/ maintained to a high standard throughout. It features an open plan main salon, fitted kitchen, W.C and storage room.

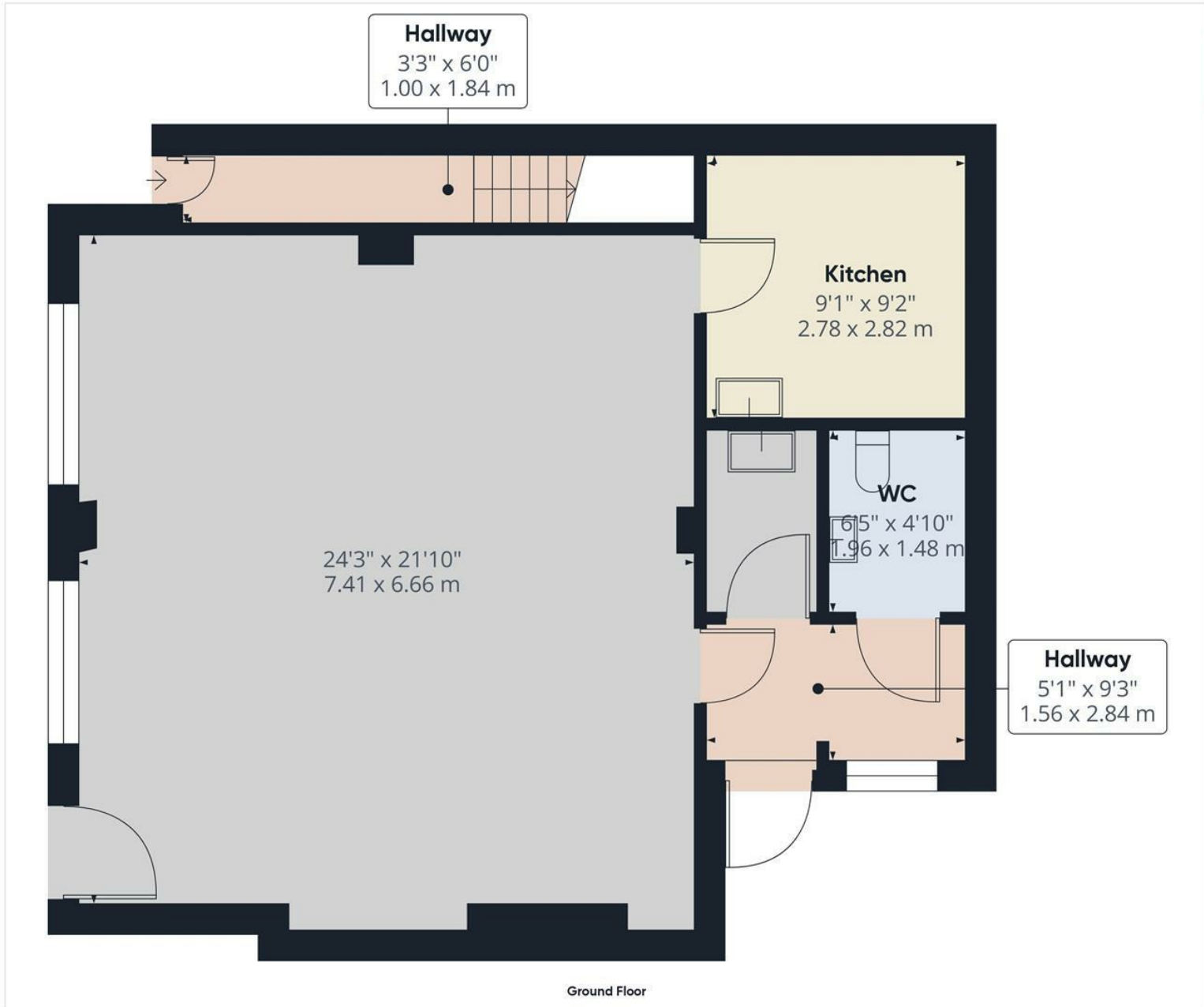
LOCATION

The property is located in a prominent and highly visible intersection on Bridge Street in 'Edenderry', at the bottom end of Portadown town Centre. This is one of the busiest thoroughfares into and out of the town which benefits from high levels of pedestrian and vehicular traffic.

ACCOMMODATION







Approximate total area⁽¹⁾
782.87 ft²
72.73 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.

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