



1st and 2nd Floor, 115-117 Bridge Street, Portadown, Craigavon, County Armagh, BT62 5AA £6,000 Per Annum

- Prominent first and second floor units on the outskirts of Portadown town centre
- Desirable location with optimum exposure
- Well-presented throughout
- Approximately 1100 Sq Foot over two floors
- Units available Immediately

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

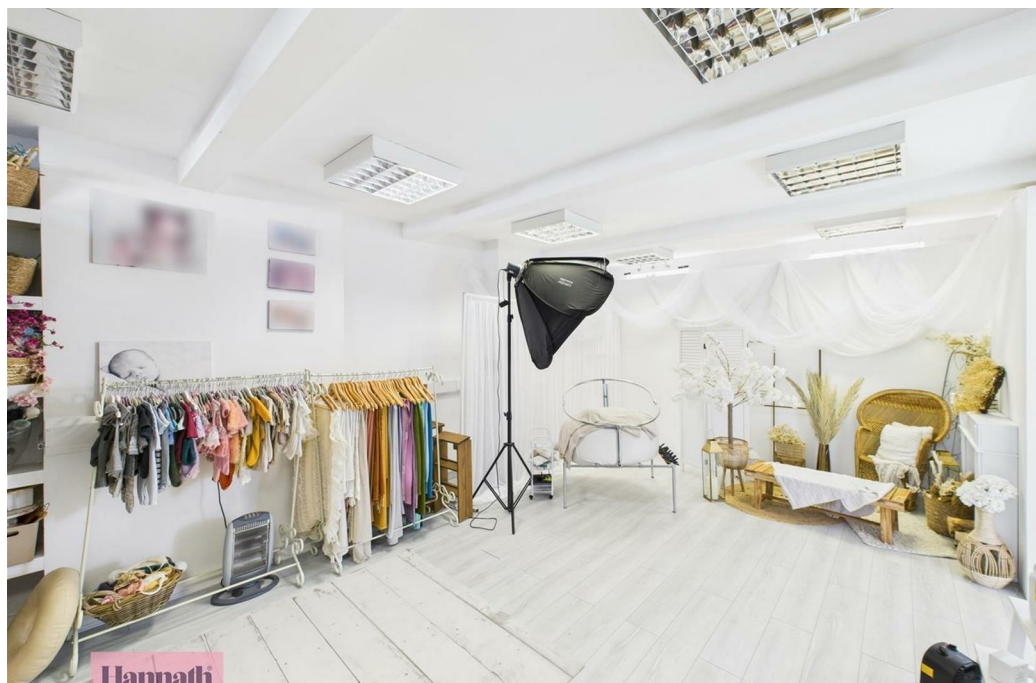
The property comprises of a mid-row, 3 storey unit extending to approximately 1,150 Sq Ft.

The first and second floors are occupied by a well-known and busy photography studio. These feature a reception area leading to two main photography studios, two kitchen/ laundry rooms and two W.C's. The first and second floor's mirror each other in terms of size and layout.

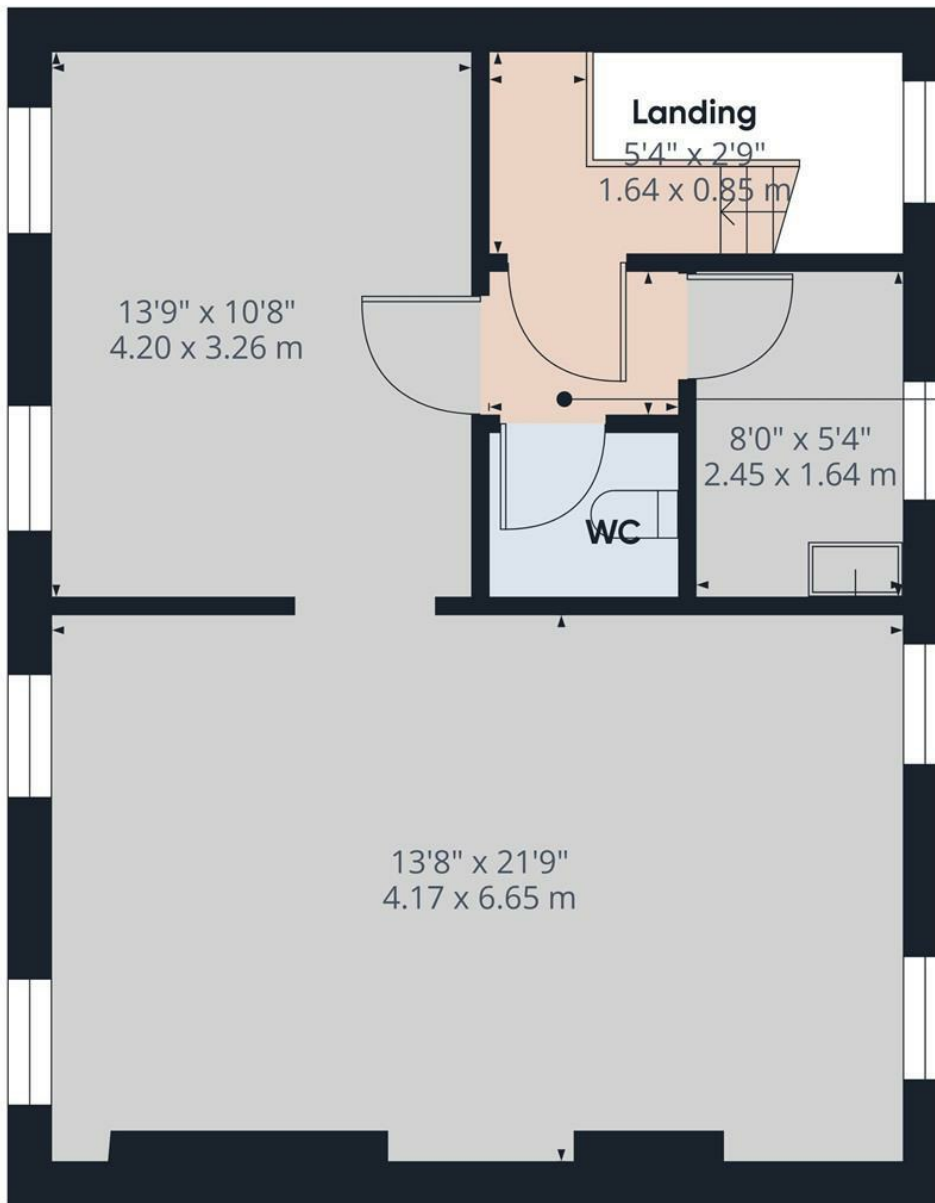
For further information regarding the existing tenancies, please contact the office.

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.







Floor 3

Approximate total area⁽¹⁾
550.04 ft²
51.1 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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