

# TO LET

Showroom/Office Unit c.2,090 sq.ft. (194.2 sq.m.)

Unit 6, Annagh Business Centre, 3 Tandragee Road, Portadown BT62 3BQ



## Location

The subject property is an end unit 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, offices, showroom and workshop accommodation in a range of sizes. Other occupiers in the Business Centre include British Red Cross, Piperhill Construction, Willy Mac Motors & Tyres and Yum Yum Hot Food.

## Description

The subject unit is arranged in 2 sections as front retail/showroom space with office accommodation plus rear workshop/storage. There is a shared concrete car parking area to the front with enclosed yard/outside storage area to the side and rear. The unit is finished to include solid floor part covered with vinyl non slip, flooring plastered and painted walls and fluorescent strip lighting, air conditioning unit, kitchen plus W.C. It was previously used as a day care nursery/creche.



## ACCOMMODATION

Total accommodation c.2,090 sq.ft. (194.2 sq.m.)

54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747

e-mail: [dee@trcommercial.co.uk](mailto:dee@trcommercial.co.uk)

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### LEASE DETAILS

<b>RENT</b>	<b>£8,000 per annum excl.</b>
<b>TERM</b>	Minimum 3 years
<b>REPAIRS/INSURANCE</b>	Full Internal Repairing and Insuring basis plus shop front
<b>VAT</b>	All prices are quoted exclusive of VAT, which is chargeable
<b>RATES</b>	NAV <span style="float: right;">£10,400</span> Rates payable 2019/20 with 20% SBRR <span style="float: right;">£5,000.18</span>
	(an application to have the NAV reviewed has been lodged with LPS NI)
<b>EPC</b>	G-178
<b>VIEWING</b>	By appointment with Sole Agent 028 9042 4747



#### Energy Performance Asset Rating

More energy efficient

**A+**

Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

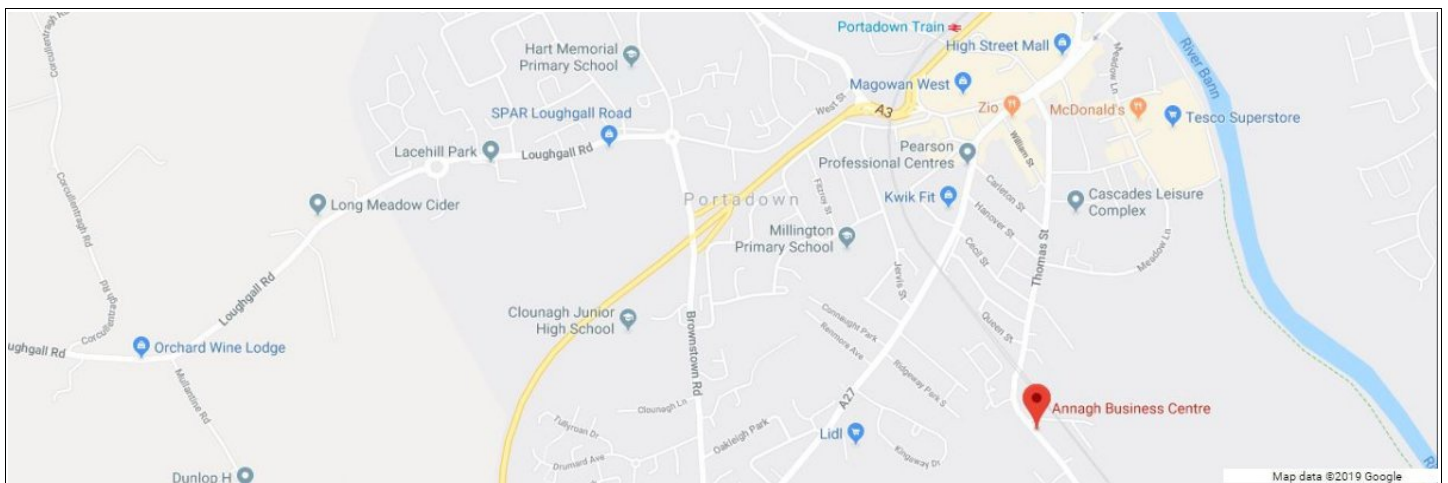
**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**178** This is how energy efficient the building is.



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