

RENT REDUCED

**TEMPLETON
ROBINSON**
COMMERCIAL

CHARTERED VALUATION SURVEYORS

TO LET

Showroom/Office c.1,172 sq.ft. (108.9 sq.m.)

Unit 4 Annagh Business Centre, 3 Tandragee Road, Portadown BT62 3BQ



LOCATION

The subject property is 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, office, showroom and workshop accommodation in a range of sizes. Other occupiers include British Red Cross, Part Worn Tyres and Yum Yum Food.

DESCRIPTION

The subject unit is arranged as office/showroom accommodation plus rear workshop/storage with W.C. There is a shared concrete car parking area to the front with communal yard area to the rear. The unit is finished to include solid floor overlaid with laminate, plastered and painted walls, suspended ceiling with fluorescent strip lighting and electric roller shutter.

ACCOMMODATION

TOTAL c.1,172 sq.ft. (108.9 sq.m.)

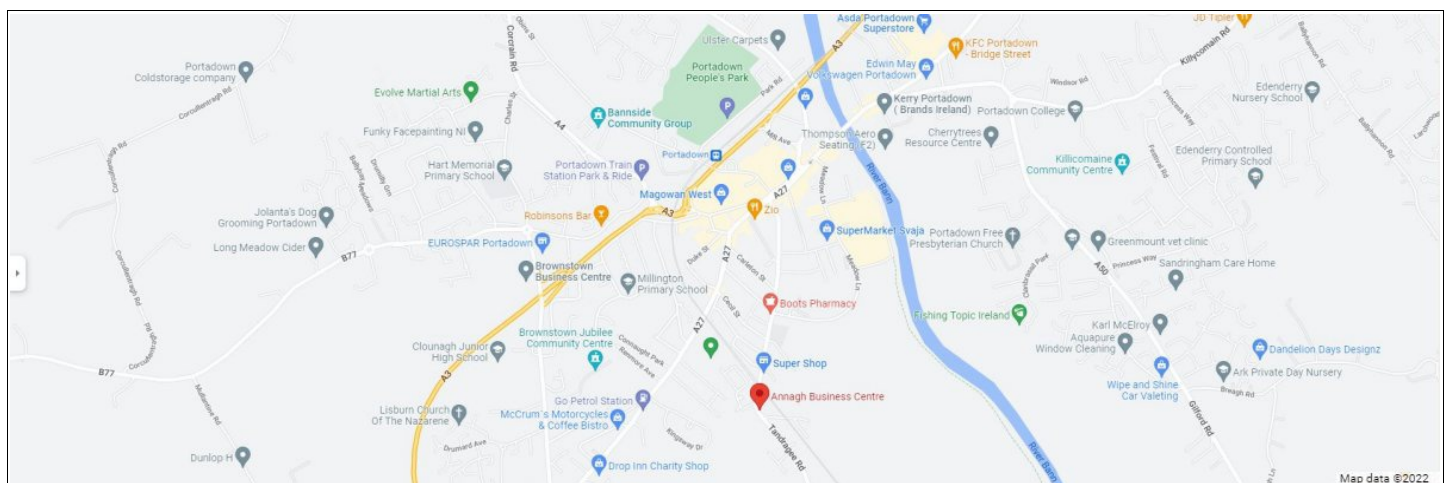
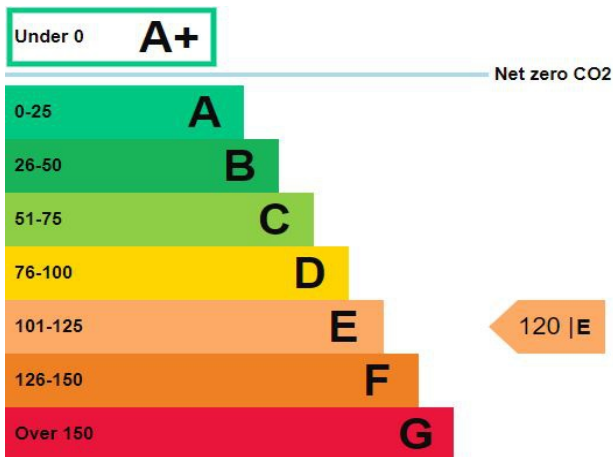
Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: gareth@trcommercial.co.uk

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LEASE DETAILS

RENT	£6,000 per annum excl.
TERM	Minimum 3 years
REPAIRS/INSURANCE	Full Internal Repairing and Insuring basis plus shop front.
VAT	All prices are quoted exclusive of VAT, which is chargeable on the rent.
RATES	NAV £8,000 Rates payable 2023/24 with 20% SBRR £3,608
EPC	E-120
VIEWING	By appointment with Sole Agent 028 9131 3830



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