

TO LET

Unit 31/32, Meadows Centre,
Portadown BT62 3TN



Prominent Mall Unit

Property Highlights

- Last remaining mall unit in newly remodeled Centre
- Anchored by Tesco and The Range
- Retailers include TUI, Card Factory, O2 and McDonalds
- Footfall c. 50,000 per week
- Unit comprises 1,862 sqft
- Available immediately

For more information, please contact:

Michael Pierce
028 9023 3455
michael.pierce@cushwake-ni.com

Robert Scott
028 9023 3455
robert.scott@cushwake-ni.com

cushmanwakefield-ni.com

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Location

Portadown is situated approximately 23 miles south west of Belfast and 20 miles north of Newry. It is served by excellent transport links, and is strategically located just off the M1 motorway.

The town population is over 28,000 people, with a catchment of over 120,000 people within a 15 minute drive time.

Description

Meadows Centre is a 130,000 sqft scheme in the heart of Portadown which has been revitalised by the opening of The Range in a new 57,800 sqft anchor unit complementing the existing 58,865 sqft Tesco store.

Other retailers within the centre include O2, TUI, Card Factory, Refan / Bomb Cosmetics, Marie Curie, Riverside Health & Beauty and McDonalds. The centre benefits from 630 free car parking spaces.

The average footfall at the centre is now approximately 50,000 customers per week, and we anticipate that this will increase significantly during peak trading periods.

Accommodation

The remaining unit is prominently located adjacent to the entrance to The Range.

Unit	Area (sqft)	S/Charge	Insurance
31/32	1,862	£7,412	£595

Annual rent

£18,500 per annum exclusive of VAT (subject to contract).

Availability

The unit is available immediately.

Lease Terms

A new full repairing and insuring lease for a term of years to be agreed, with 5 yearly upward only rent reviews.

NAV

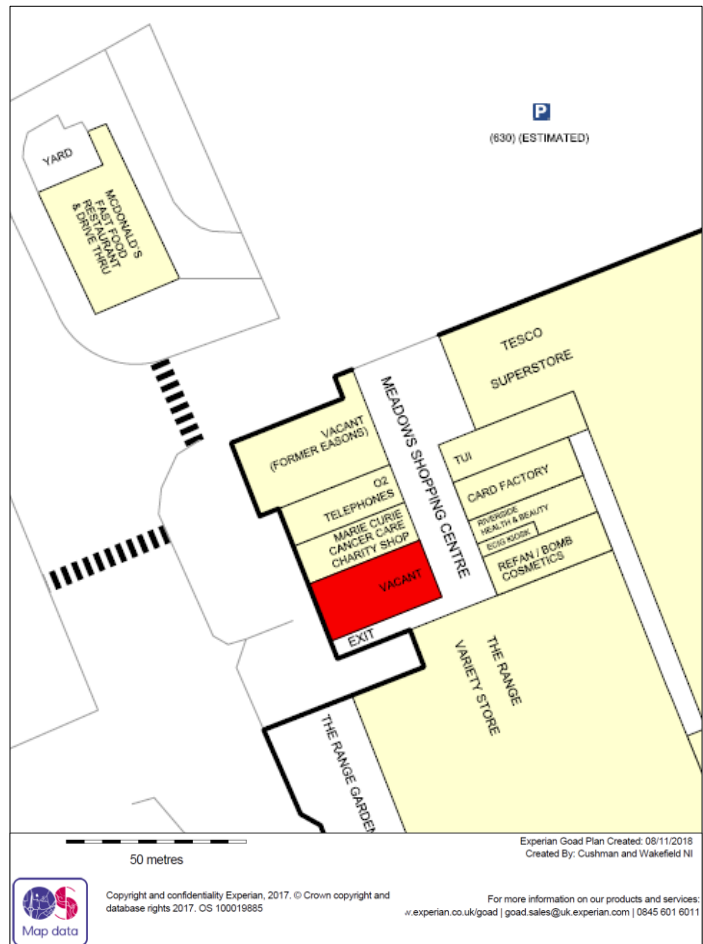
The NAV for the unit is £18,900. The rates payable for 2018/19 are £11,150 based upon current poundage

VAT

All prices, rentals and outgoings are quoted net of VAT which may be chargeable, subject to contract.

EPC

C61 (Certificate can be supplied upon request)



Further Information

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Michael Pierce michael.pierce@cushwake-ni.com
T: 028 9023 3455 M:07776 224114

Robert Scott robert.scott@cushwake-ni.com
T: 028 9023 3455 M:07815 742152

Joint Agent:

Geoff Phillips Geoff@morganwilliams.co.uk
Morgan Williams T: 020 7493 4455

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