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Back on the market due to abortive negotiations

Highly Prominent Retail / Trade Counter Unit

c. 4,165 sq. ft

Unit 1,
Meadows Retail Park,
Portadown

TO LET

PROPERTY SUMMARY

- **Prominent position opposite the entrance to the Meadows Shopping Centre**
- **Excellent on-site parking**
- **Adjacent to Screwfix and Tim Hortons**

LOCATION

Portadown is one of Northern Ireland's principal provincial towns, strategically located approximately 25 miles south-west of Belfast and 30 miles north of Newry. The town benefits from a substantial catchment population and serves as a key commercial and retail hub within the wider Craigavon area.

The subject property is located within Meadows Retail Park, a well-established retailing location prominently positioned off Meadow Lane. This location benefits from strong levels of both vehicular and pedestrian traffic, driven by the proximity to the shopping centre and surrounding retail provision.

The scheme occupies a highly accessible position directly opposite the entrance to the Meadow Shopping Centre, which extends to over 180,000 sq ft and is anchored by a 65,000 sq ft Tesco Extra, alongside McDonald's Drive Thru and The Range.

DESCRIPTION

The subject property comprises a ground floor unit extending to approximately 4,165 sq ft, suitable for retail or trade counter use.

The unit benefits from excellent on-site parking provisions and an electric roller shutter door on the side elevation.

Meadows Retail Park accommodates a range of established occupiers including Screwfix, Playtime NI Ltd, Tim Hortons and Svaja Retail.

The scheme further benefits from close proximity to Portadown town centre, with convenient pedestrian access via Meadow Lane.





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ACCOMMODATION

Description	Sq Ft	Sq. M
Ground Floor	4,165	

LEASE DETAILS

Term:	New 10 year lease
Rent:	£30,000 pax
Repairs:	Effectively full repairing basis by way of a service charge,
Service Charge:	Levied to cover external repairs, maintenance, and management of the common parts. Estimated at approx. £5,622 + VAT.
Insurance	Tenant to pay a proportion of the building's insurance premium. Estimated at approx. £984.76 + VAT.

RATEABLE VALUE

We are advised by Land & Property Services that this unit NAV is rated at £21,200 and the rates are estimated for 2026/2027 at £13,181.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT which may be chargeable.

EPC

A copy of the EPC Certificate can be made available upon request.





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VIEWING AND FURTHER INFORMATION

Contact: Mark McKinstry
Tel: 028 9024 7111
Email: Mark.mckinstry@tdkproperty.com

Contact: Myles Elliott
Tel: 07526 566679
Email: Myles.elliott@tdkproperty.com



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