



Our business is helping your business.  
Commercial Property Agents.

028 3835 0888

**To Let  
Former Café/Restaurant  
Premises  
22/23 Market Street,  
Portadown,  
Craigavon,  
BT62 3LD**



Previously used as a Café but suitable for other retail uses the property occupies a Prime Pitch within Portadown Town Centre. Comprising Ground Floor only the property has rear access and the possibility of private parking and Goods Access.

**Accommodation**

Ground Floor Retail Area 1,122 sqft  
Main Frontage 17'10"  
Rear Stores 246 sqft

**Lease** Available on a 5 year lease with the Tenant responsible for Internal Maintenance, Property Insurance and Rates.

**Rent** £15,000 per annum.

**Rateable Value** £18,200

Tom Magee Commercial Property Agents

Lismore House, 23 Church St, Portadown, Craigavon, Co Armagh, BT62 3LN

T: 028 3835 0888 E: [tom@tommagee.co.uk](mailto:tom@tommagee.co.uk)

# Energy Performance Certificate

Northern Ireland

Non-Domestic Building

22-23 Market Street  
Portadown  
CRAIGAVON  
BT62 3LD

Certificate Reference Number:  
9898-3037-0751-0500-9291

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at [www.finance-ni.gov.uk](http://www.finance-ni.gov.uk).

## 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

◀ 142

This is how energy efficient the building is.

## Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	135
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	378.78
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

## Benchmarks

Buildings similar to this one could have rating as follows:

44

If newly built

117

If typical of the existing stock

## Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings (Certificates and Inspections) Regulations (Northern Ireland) 2008 (as amended).

<b>Assessment Software:</b>	iSBEM v4.1.e using calculation engine SBEM v4.1.e.5
<b>Property Reference:</b>	881725390000
<b>Assessor Name:</b>	Robert McFarland
<b>Assessor Number:</b>	STRO006945
<b>Accreditation Scheme:</b>	Stroma Accreditation
<b>Employer/Trading Name:</b>	Energy Control Ireland Ltd
<b>Employer/Trading Address:</b>	1, Carrickblacker Avenue, Portadown, Craigavon, BT63 5BB
<b>Issue Date:</b>	18 Mar 2015
<b>Valid Until:</b>	17 Mar 2025 (unless superseded by a later certificate)
<b>Related Party Disclosure:</b>	Not related to the owner.

**Recommendations for improving the property are contained in Report Reference Number: 0980-0545-9719-8397-2002**

## If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get the contact details of the accreditation scheme from the website for the Department of Finance at [www.finance-ni.gov.uk](http://www.finance-ni.gov.uk), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.