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Commercial Property Agents.

028 3835 0888

TO LET

GROUND FLOOR RETAIL PREMISES 29 HIGH STREET PORTADOWN CRAIGAVON BT62 1HJ

These ground floor retail premises boast a prominent location within the town centre.

Accommodation

Gross internal area 695sq ft; frontage 14ft 3ins; overall depth 49ft 9ins.

Lease Terms

To let by way of an internal repairing lease with the occupier responsible for the cost of Property Insurance and Rates.

Rateable Value

£10,400 (Fifth General Revaluation)

Rent

£10,000 per annum plus vat.

Viewing

By arrangement with the agent.



Tom Magee Commercial Property Agents

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Energy Performance Certificate

Northern Ireland

Non-Domestic Building

29 High Street
Portadown
CRAIGAVON
BT62 1HY

Certificate Reference Number:
0650-0338-6629-7104-2006

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.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

70

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Oil
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	68
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	100.03
Primary energy use (kWh/m ² per year):	481.57

Benchmarks

Buildings similar to this one could have rating as follows:

32	If newly built
86	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).

Assessment Software:	iSBEM v4.1.g using calculation engine SBEM v4.1.g.0
Property Reference:	572623160000
Assessor Name:	Robert McFarland
Assessor Number:	STRO006945
Accreditation Scheme:	Stroma Certification Ltd
Employer/Trading Name:	Energy Control Ireland Ltd
Employer/Trading Address:	1, Carrickblacker Avenue, Portadwon, Craigavon, BT63 5BB
Issue Date:	09 Apr 2018
Valid Until:	08 Apr 2028 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for improving the property are contained in Report Reference Number: 0040-5962-0428-6610-3070

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, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.