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028 3835 0888

To Let  
Modern Showroom Premises  
14 Bridge Street South,  
Portadown, Craigavon, BT62 3NW



Extending to over 1,600 sqft. the property offers excellent retail and showroom space on a busy street in close proximity to the town centre and a Tesco Supermarket.

<b>ACCOMMODATION</b>	Retail Floor Area 1,550 sqft. Plus kitchen and WC facilities. Frontage 36' Depth 53'
<b>RATEABLE VALUE</b>	£11,600 (Rates Payable £6,500, less any Small Business Relief)
<b>RENT</b>	£13,000 per annum exclusive of VAT which may be chargeable.
<b>LEASE PROPOSAL</b>	Available on a five year term, tenant responsible for maintenance, payment of Rates and cost of Property Insurance. Rent payable Quarterly in Advance.
<b>VIEWING</b>	By Prior Appointment with Agent.

Tom Magee Commercial Property Agents

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# Energy Performance Certificate

Northern Ireland

Non-Domestic Building

14 Bridge Street South  
Portadown  
CRAIGAVON  
BT62 3NW

Certificate Reference Number:  
0099-9848-0430-1100-9803

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

75

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:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	158
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	118.1
Primary energy use (kWh/m <sup>2</sup> per year):	667.01

## Benchmarks

Buildings similar to this one could have rating as follows:

26	If newly built
70	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.g using calculation engine SBEM v4.1.g.0
<b>Property Reference:</b>	990108480000
<b>Assessor Name:</b>	Robert McFarland
<b>Assessor Number:</b>	STRO006945
<b>Accreditation Scheme:</b>	Stroma Certification Ltd
<b>Employer/Trading Name:</b>	Energy Control Ireland Ltd
<b>Employer/Trading Address:</b>	1 Carrickblackler Avenue, Portadown, ARMAGH, BT63 5BB
<b>Issue Date:</b>	23 Apr 2018
<b>Valid Until:</b>	22 Apr 2028 (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: 0940-9910-0408-8140-8094**

## 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.