



Our business is helping your business.
Commercial Property Agents.

028 3835 0888

FOR SALE

**130 Church Street, Portadown, Craigavon.
Former Weaving Factory
On Site of 3 acres Approx.**



Part let according to attached Schedule of Tenancies.

Substantial Scope for Rental Growth from Vacant Elements.

As a “Brown Field” site close to the Town Centre there are, Subject to Planning Permission, longer term Development Opportunities.

Price: Offers Invited in the Region of £475,000.

Tom Magee Commercial Property Agents
Lismore House, 23 Church St, Portadown, Craigavon, Co Armagh, BT62 3LN
T: 028 3835 0888 E: info@tommagee.co.uk

**Tavanagh Factory
Schedule of Occupancy
(All unit numbers are within 130 Church Street, Portadown)**

<i>Unit No</i>	<i>Tenant</i>	<i>Lease</i>	<i>Repairs etc</i>	<i>Rent</i>
20, 21, 22	James Laverty Picture framing	3 yrs from 1 Feb 06 Continuing quarterly	IRI	£3,100 pa quarterly in advance
28	Decor Wright Ltd	Monthly	IRI	£2,200 pa monthly in advance
24	Soccer Indoors Ltd	3 yrs from 9 Jul 13	FRI	Year 1 - £8,400 pa Year 2 - £12,000 pa Year 3 - £15,600 pa monthly in advance

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