



FOR IDENTIFICATION PURPOSES

# FOR SALE

Former Cascades Leisure Centre and Adjoining Lands extending in total to c. 4 acres

## 51 Thomas Street, Portadown, BT51 2AF





# LOCATION

Portadown is a busy town in Co. Armagh, located within Armagh City, Banbridge and Craigavon Council Area. The town is situated approximately 23 miles south west of Belfast.

The property is located on Thomas Street within the town centre and adjoins a range of commercial and healthcare users, in addition to a wide and varied housing stock.

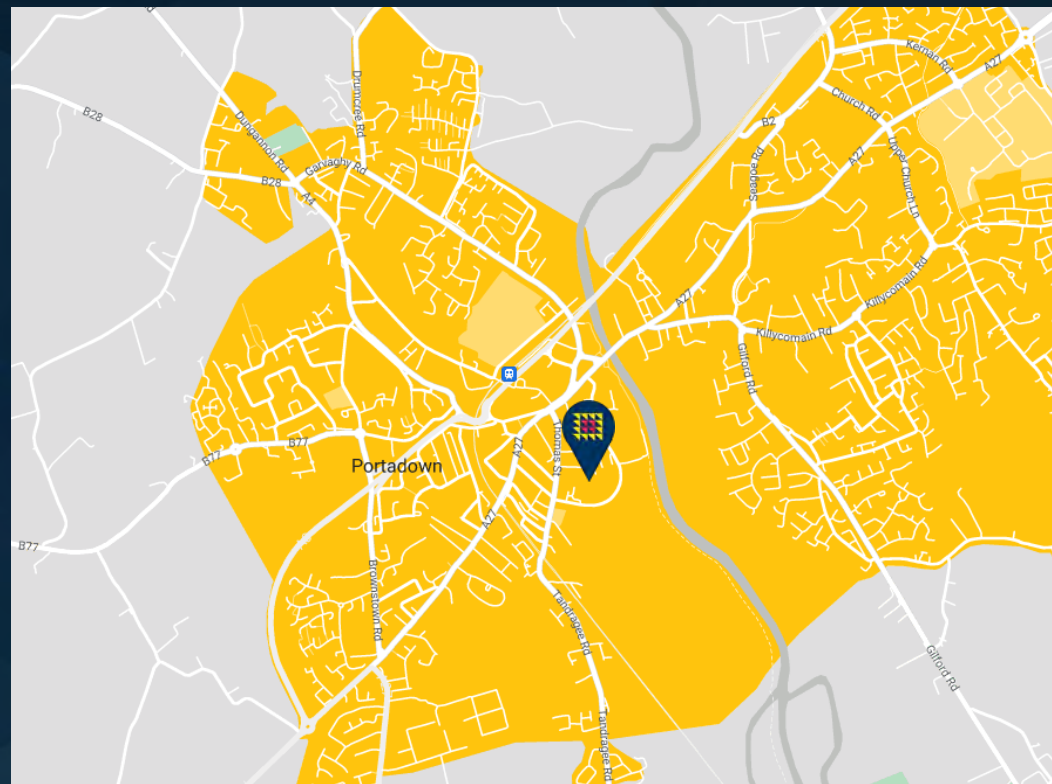
# DESCRIPTION

The subject property comprises the former Cascades Leisure Centre building, car park and adjoining undeveloped land.

The former leisure centre building which is accessed from Thomas Street, comprises accommodation over basement, lower ground, ground and first floor levels. Floor plans detailing the layout of the building are available on request,

The subject in total extends to c. 4 acres and offers obvious redevelopment potential for a variety of commercial and residential uses, subject to any necessary planning consents.

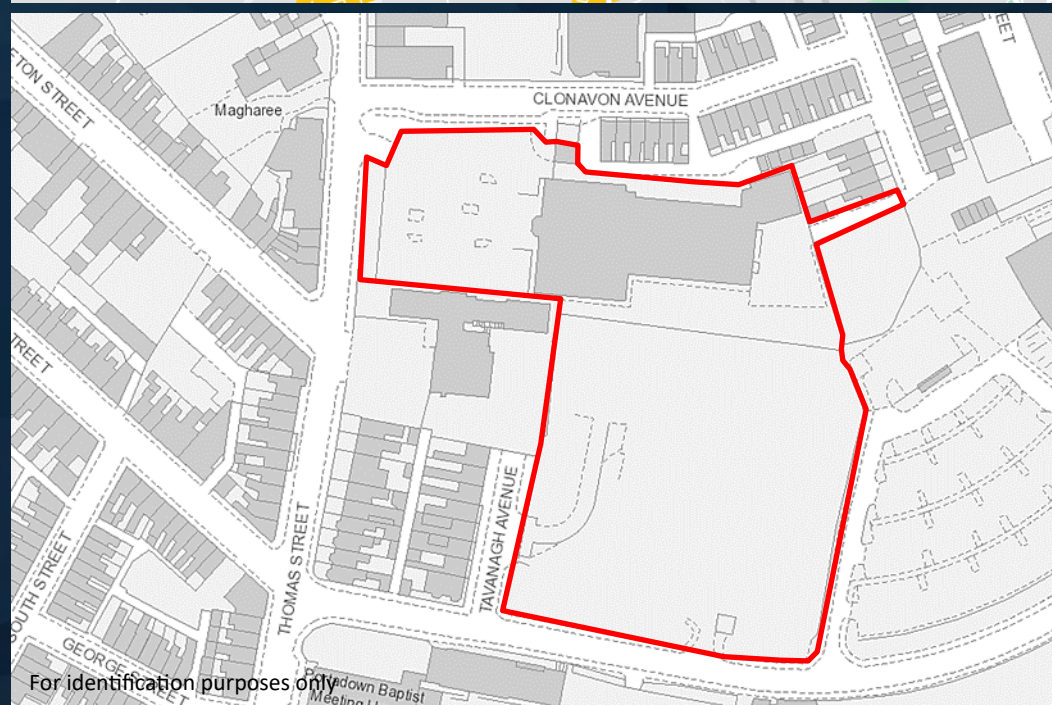
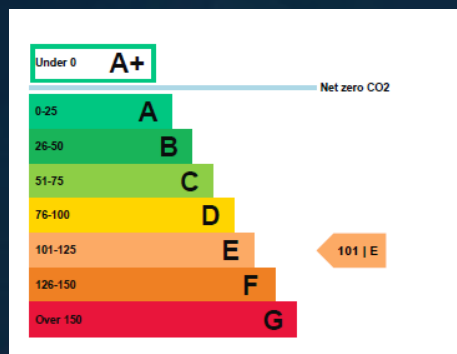
The lands are located within the town centre boundary of the Craigavon Area Plan for Portadown and zoned as 'white land'.



# ACCOMMODATION

Description	Area sq m	Area sq ft
Leisure Centre	C. 3,124 sq m	33,626 sq ft

# EPC CERTIFICATE



For identification purposes only





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# SALES DETAILS

**PRICE:** We are seeking offers over £500,000

**TITLE:** We assume the property is held under freehold title

**FURTHER INFORMATION:** Asbestos and demolition reports on the former leisure centre building are available on request.

## RATES

NAV: £146,000.

**Please note that all perspective purchasers should make their own enquiries to confirm the NAV / rates payable.**

## VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

### Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

FILE NO: 8656



# CONTACT DETAILS

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