



**To Let Prime City Centre
Retail / Commercial Premises**
16 Market Square North, Lisburn, BT28 1AF


McKIBBIN
COMMERCIAL
028 90 500 100

Eastwood
ESTATE AGENTS

SUMMARY

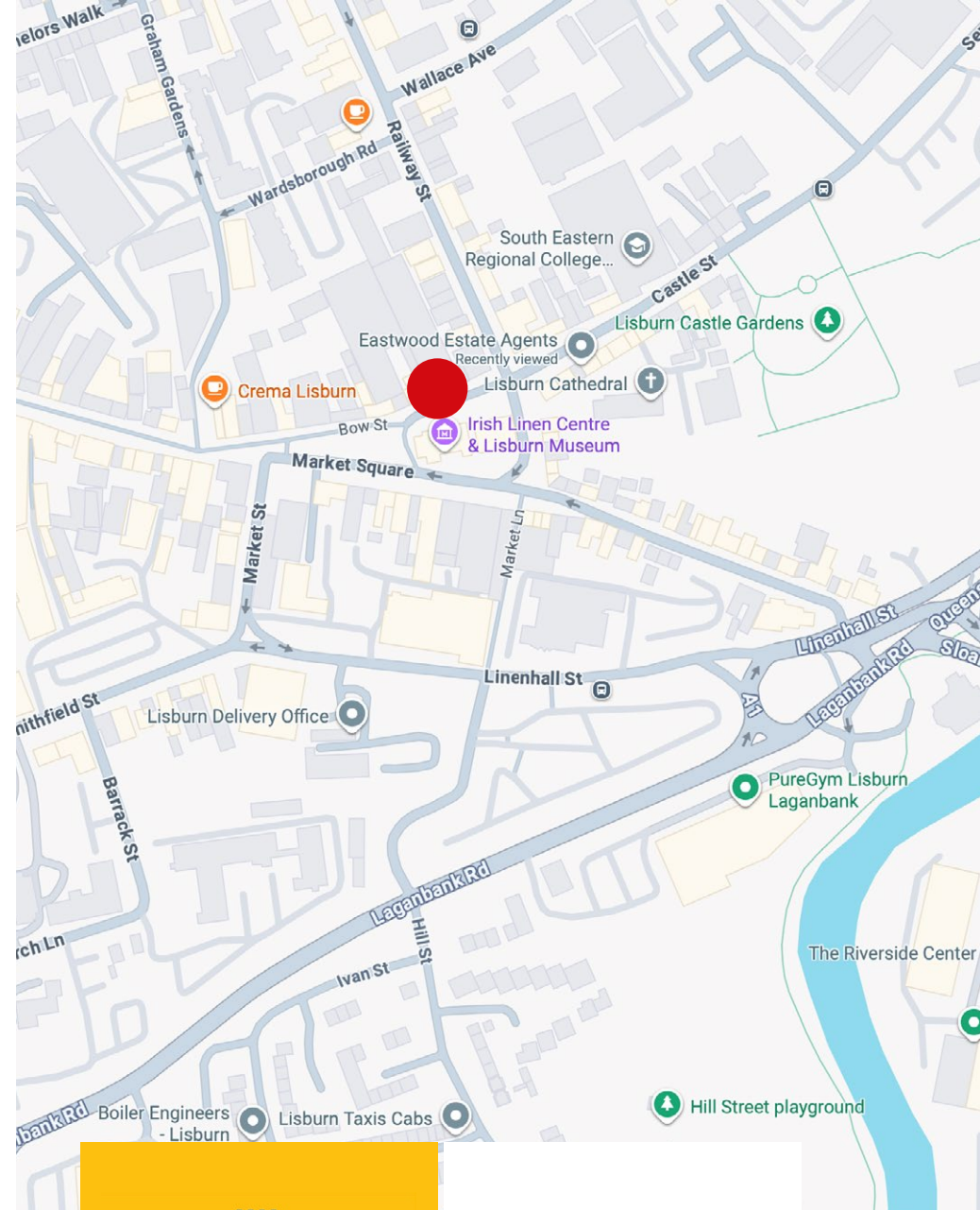
- Excellent opportunity to rent a two-storey commercial building in Lisburn city centre.
- Prominent frontage onto Market Square North, running into Bow Street - the prime retail pitch in the city.
- Suitable for a variety of uses, subject to planning permission.
- Great incentives available to include rent free periods.

DESCRIPTION

- Ground floor comprises an open-plan retail area with storage facilities to the rear and disabled access toilet.
- First floor comprises additional storage accommodation along with kitchen and WCs.
- Communal outdoor space.

LOCATION

- The property is situated on Market Square North, opposite the Irish Linen Centre & Museum.
- Runs into Bow Street, which is regarded as the prime retail pitch in the city centre.
- North of Bow Street.



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ACCOMMODATION

Floor	Sq M	Sq Ft
Ground Floor	210.43	2,265
1st Floor	124.58	1,341
Total	335.01	3,606

LEASE DETAILS

Term:	Length of lease negotiable.
Rent:	£20,000 per annum, exclusive.
Incentives:	Rent free periods available.
Repairs & Insurance:	Tenant responsible for internal repairs and maintenance, and reimbursement of a fair proportion of the buildings insurance premium to the Landlord.

RATES INFORMATION

We understand that the property has been assessed for rating purposes, as follows:

NAV: £22,600

Rate in £ 2024/25 = 0.5865044248

Therefore Rates Payable 2024/25 = £ 13,255

Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

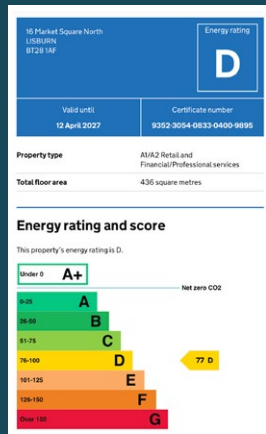


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CONTACT

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