



## To Let Shop Premises

Unit 1-2 Harmony Shopping Centre,  
Skyline Drive, Lisburn BT27 4HP



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COMMERCIAL

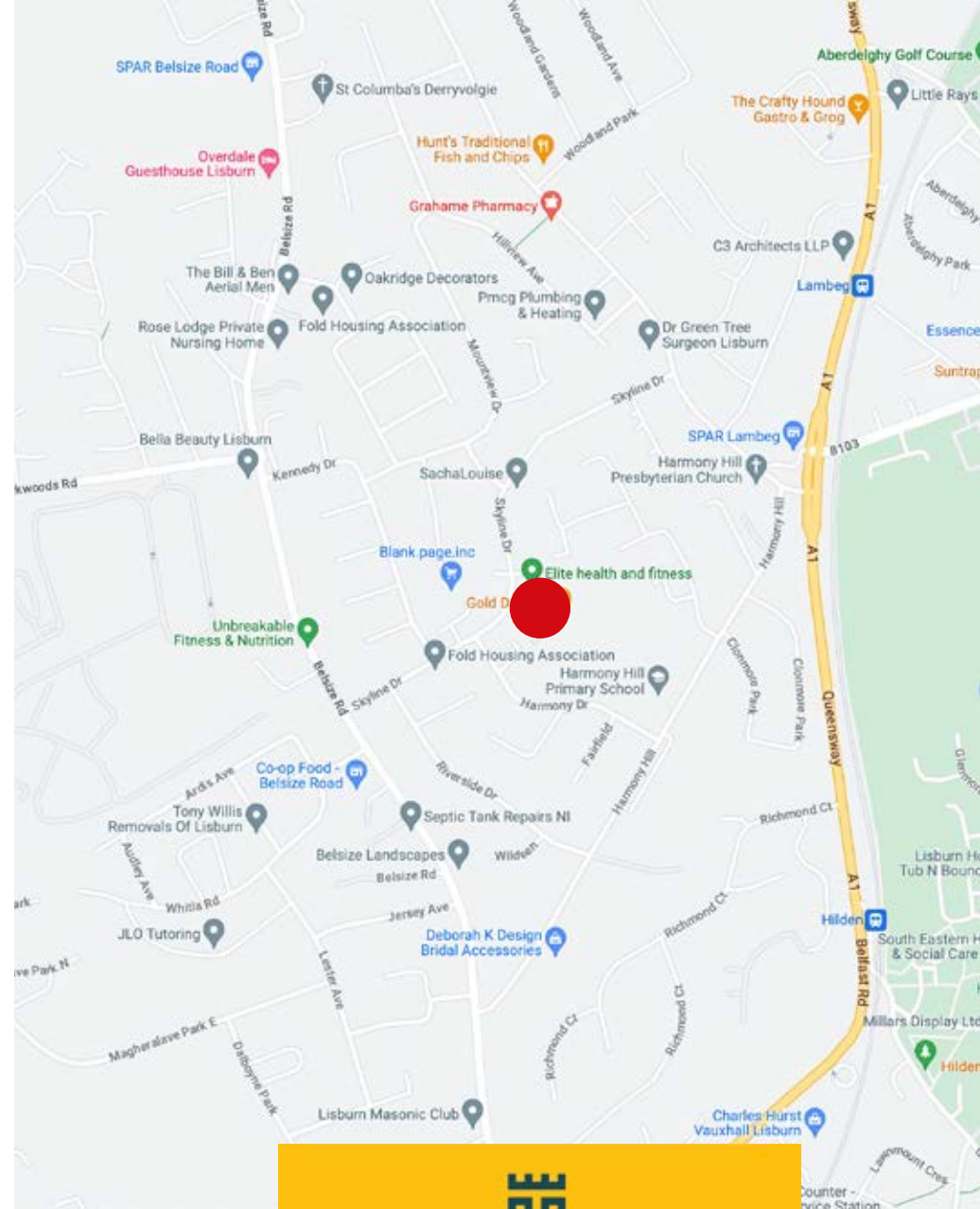
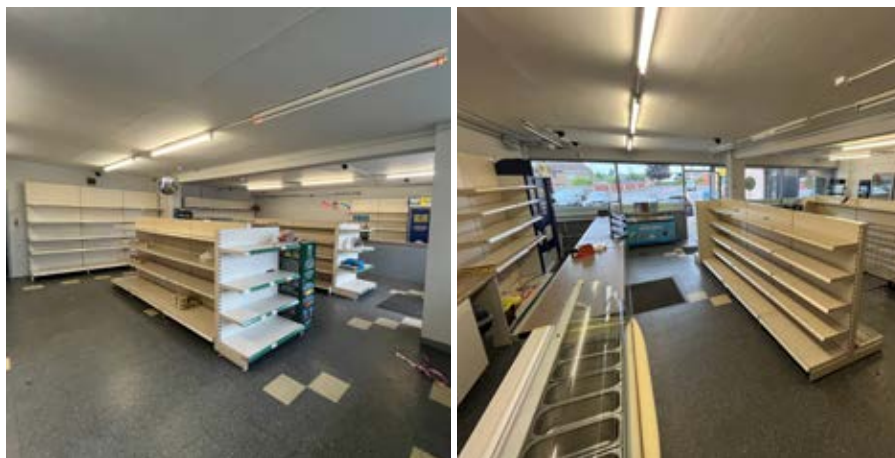
**028 90 500 100**

## LOCATION & DESCRIPTION

- Well established shopping block situated on Skyline Drive off the Belsize Road in a densely populated residential area and benefitting from a large car park to the front of the centre and rear service access.
- A great opportunity to re-open a convenience store under a new branding. Immediately available.
- Other occupiers within the centre include Winemark, Zakks Barbers, Froth Coffee Shop, Golden Bay Hot Food, Artisan Hairdressing Salon, Long John's launderette, Harlands Fish & Chips and Elite Health & Fitness.

## ACCOMMODATION

Description	Sq M	Sq Ft
Internal Frontage	9.83	32
Net Internal Area	114.25	1,230



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## LEASE DETAILS

Term: Negotiable, subject to a minimum of 5 years.

Rent Review: Upwards only every 5 years.

Rent: £20,000 per annum, exclusive.

Repairs & Insurance: Tenant to be responsible for all repairs and reimbursement. A fair porportion of the building insurance premium to the Landlord, estimated to be £475 per annum.

Service Charge: Levied to cover a fair proportion of the Landlord's costs of site maintenance, site repair and any other reasonable outgoings of the Landlord. Estimated to be £2,250 per annum.

## RATES INFORMATION

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

NAV: £18,300.

Rate in the £ 2025/26 = £0.56615

Note: 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.

## SECURITY DEPOSIT

A deposit of 3 months rent will be required by the Landlord as Security Deposit in case of default. The Landlord may also require a Guarantor.



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## EPC



## CONTACT

For further information or to arrange a viewing contact:

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**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 five years from when you cease to have a contractual relationship with McKIBBIN COMMERCIAL PROPERTY CONSULTANTS. 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.



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