



For Sale/To Let First Floor Office Suite
23 Market Place, Lisburn BT28 1AN



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COMMERCIAL

028 90 500 100

SUMMARY

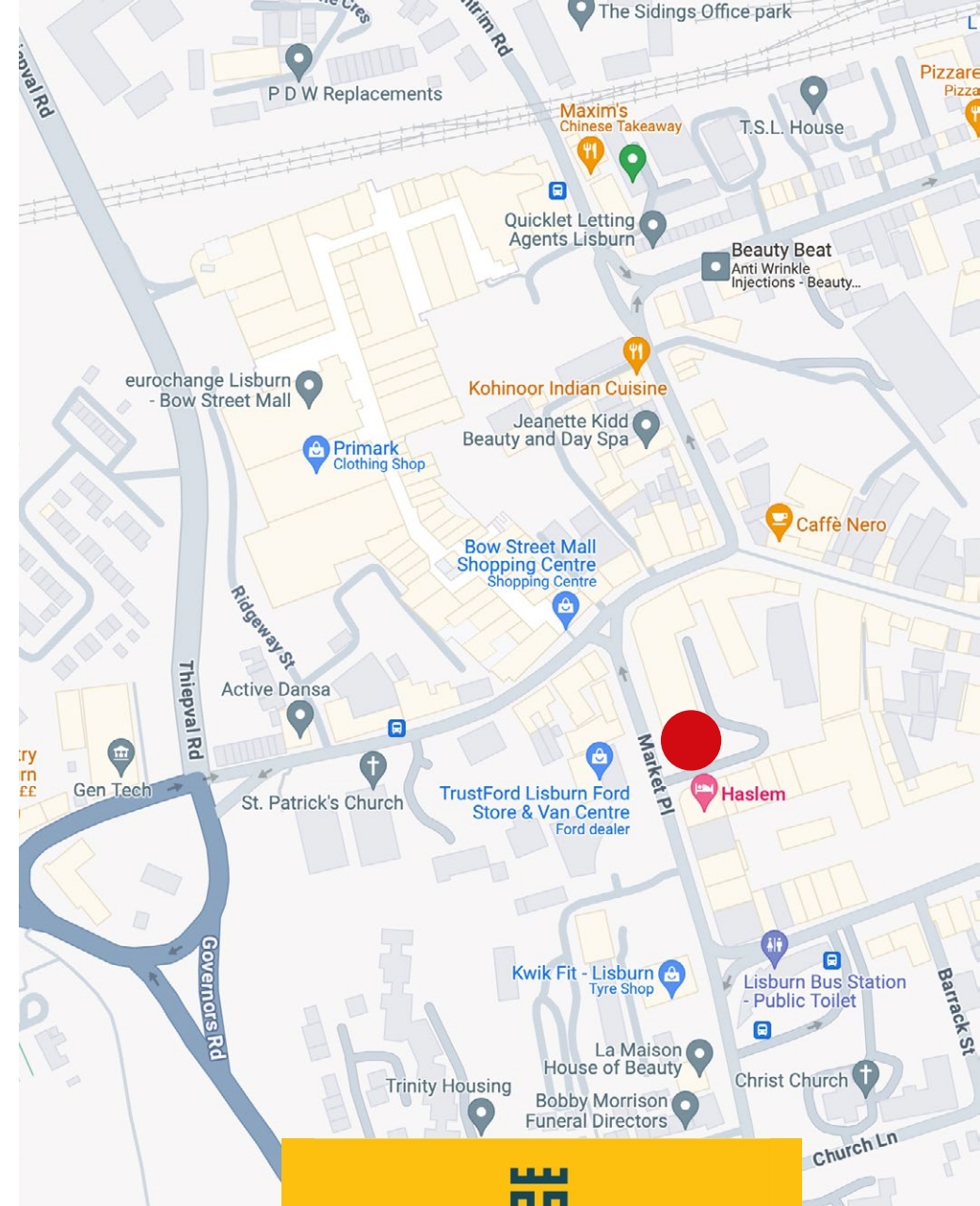
- High specification first floor office suite of c. 152 sq m (1,634 sq ft) with lift access.
- Located within Wallace Buildings in the centre of Lisburn.
- Immediately adjacent to Lisburn Square, with underground car park.

DESCRIPTION

- The subject is a high specification open plan first floor office suite, situated within Wallace Buildings.
- Wallace Buildings is a modern two storey mixed use retail and office development, linking Bow Street Mall and Lisburn Square.
- Other occupiers in the block include Progressive Building Society, Greggs, Abbey Autoline, Templeton Robinson and Fred Dalzell Estate Agents.
- The office suite is access directly from Market Place, with stairwell and passenger lift access to the first floor.
- The subject is self-contained with reception, open plan office, boardroom, kitchen and accessible WC.

LOCATION

- The property occupies a high profile location on Market Place in the centre of Lisburn, close to Bow Street Mall.
- Lisburn is Northern Ireland's third largest city with district population of 129,485 (NISRA 2020). The city occupies a strategic location on the main Belfast to Dublin transport route at the intersection of the M1 Motorway and A1 Dual Carriageway. Lisburn Railway station provides direct links with Belfast, Dublin and a number of towns throughout the province



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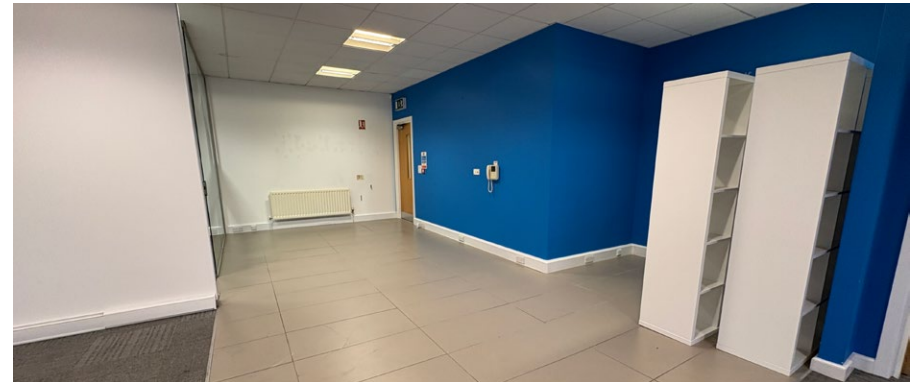
SPECIFICATION

The property is ready for immediate occupation and is finished to include:-

- Combination ceramic tiled and carpet tiled floor coverings,
- Plastered and painted walls with perimeter trunking,
- Suspended ceiling with recessed lighting
- Attractive wooden framed sliding sash double glazed windows,
- Fitted kitchen
- Gas fired central heating
- Feature glazed boardroom.

ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Access from Market Place Stairwell/Passenger Lift to first floor		
First Floor	Reception/Lobby	9.21	99
	Open Plan Office (Inc. Boardroom)	132.89	1,430
	Kitchen	9.76	105
	Accessible WC		
Total Net Internal Area		151.86	1,634



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LEASE DETAILS

Term: Negotiable, subject to a minimum of 3 years.
Rent: £15,000 per annum
Rent Reviews: Upwards only every 3 or 5 years.
Repairs & Insurance: Tenant will be responsible for internal repairs and reimbursement of a fair proportion of the building insurance premium to the Landlord.
Service Charge: Tenant responsible for a service charge to cover a proportion of Landlords & Head Landlord's costs for maintenance and repair of the exterior, the rear service yard, buildings insurance and management fees, estimated at approx. £2,450 per annum, plus VAT.

SALES DETAILS

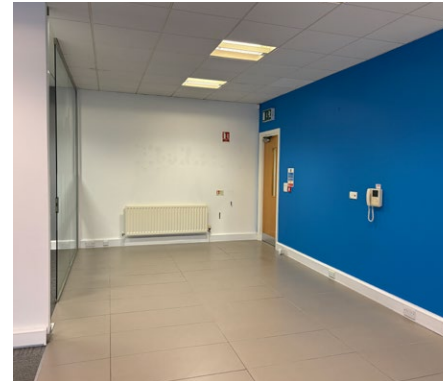
Title: Long Leasehold, subject to a nominal ground rent.
Price: Offers in the region of £175,000, exclusive.

RATES INFORMATION

NAV: £11,500
Rate in £ 2025/26 = £0.566150
Rates payable 2025/26 = £6,511
Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

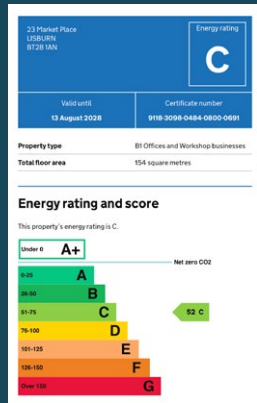
All prices, rentals and outgoings are exclusive of, but may be liable to VAT.



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EPC



CONTACT

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