



For Sale High Profile Commercial Investment
The Bentrin Centre, Bentrin Road, Lisburn BT28 2GB



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COMMERCIAL

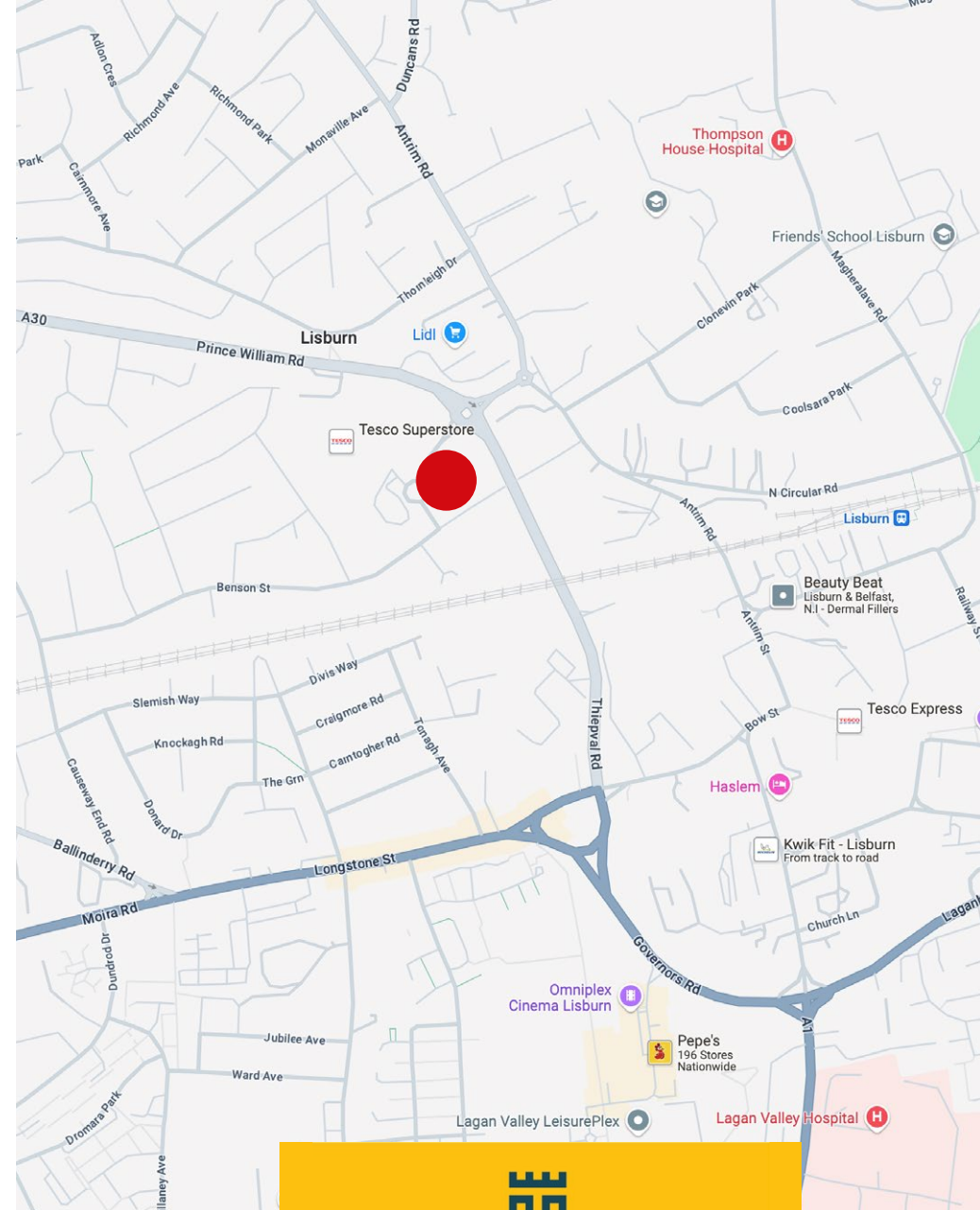
028 90 500 100

SUMMARY

- Two storey retail and restaurant investment currently producing £86,300 per annum, exclusive.
- High profile location opposite Tesco Superstore Lisburn, serving a large residential population in Lisburn.
- Site area of c. 0.72 acres with customer car parking and service area.

LOCATION

- The subject occupies a high profile site on the edge of Lisburn City Centre, directly opposite the Lisburn Tesco Superstore, adjacent to Jollyes and in close proximity to Lidl.
- The property offers excellent accessibility and benefits from a high volume of traffic flow.
- Lisburn is located around 8 miles south-east of Belfast with a population of approximately 51,477 (Census 2021), while the population within Lisburn & Castlereagh City Council Area is approximately 149,915.
- The City has good accessibility to the M1 Motorway Network and is also located on the main railway link between the islands Capital cities, Dublin and Belfast. Due to its excellent transport links, the town is considered an attractive location for residential properties.



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DESCRIPTION

- The subject premises is a modern, two storey commercial development, comprising a parade of six commercial units on the ground floor and a restaurant on the first floor.
- Currently producing a rental income of £86,300 per annum, exclusive with one vacant unit. All leases are full repairing and insuring via service charge.
- There are a good range of uses including hot food/restaurant, bookmakers, hairdressers, and physiotherapist.
- The centre occupies a total site area of approximately 0.72 acres with access from the Bentrin Road roundabout.
- The commercial units are well finished and the first floor restaurant is well fitted out and finished to a high specification.
- The site incorporates surface parking to the front together with rear service area, a phone mast at its northern end and a 48-sheet advertising hoarding fronting the Bentrin Road.



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SCHEDULE OF ACCOMMODATION AND TENANCIES

Unit	Tenant	Trading Name	Approx Floor Areas	Rent PA	Term	Lease Start	Lease End	Rent Review	Comments
Unit 1	Private Individual	Sunflower Fish & Chips	596	£16,000	20 years	01/08/17	31/07/37	4 yearly	
Unit 2	North West Bookmakers	Ladbrokes	596	£10,000	25 years	01/09/98	31/08/23	5 yearly	Lease renewal ongoing
Unit 3	Private Individual	Jade Garden	596	£16,000	10 years	01/01/26	01/01/36	4 yearly	3 months rent free
Unit 4	Vacant & To Let		596						Quoting rent £12,000 pa
Unit 5	Private Individual	Metro Hairdressers	596	£10,000	5 years	01/04/26	30/03/31		Break Clause 01/04/29
Unit 6	Private Individual	Forge Physiotherapy	596	£10,000	5 years	01/04/22	30/03/27		
First Floor Unit 7-8	Private Individual	The Soy Sauce Bistro	3,658	£20,000	20 years	01/07/05	30/06/25		
Telecommunications Mast	Cornerstone Telecommunications Infrastructure Limited			£2,000	10 years	01/06/24	30/05/34	5 yearly	Reviewed in line with CPI
Advertising Hoarding	JC Decaux			£2,300	5 years	01/10/20	30/09/25		
CURRENT TOTAL				£86,300					
ESTIMATED RENTAL VALUE				£98,300					

The leases are on effective full repairing and insuring terms via service charge.
 Note: Copies of leases can be provided to interested parties on request to the agents.

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RATES

We have been advised by Land & Property Services that the Net Annual Values are as follows:-

Unit 1	£ 6,400
Unit 2	£ 6,350
Unit 3	£ 6,450
Unit 4	£ 6,550
Unit 5	£ 6,550
Unit 6	£ 6,500
Units 7-8 (FF Restaurant)	£15,700
Telecommunications	£ 5,400
Advertising Hoarding	£ 2,000

Rate in £ 2025/26 = 0.566150

SITE AREA

We calculate the total site area to be approximately 0.72 acres.

TITLE

We are advised the site is held Freehold under Folio AN37244.
An easement is granted to the adjoining occupier over part of the entrance for access purposes.

PROPOSAL

Offers over £1,200,000, exclusive.

VAT

The property is registered for VAT. It is anticipated that a sale will be treated as a Transfer of Going Concern (TOGC).



Not To Scale. For indicative purposes only.

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EPC

Unit 1	D95
Unit 2	C61
Unit 3	D88
Unit 4	C65
Unit 5	C67
Unit 6	D83
Unit 7	C63

Copies of the full certificates are available on request.

CONTACT

For further information or to arrange a viewing contact:

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