



Instinctive
Excellence
in Property.

To Let

Retail / Showroom
c. 4,163 sq ft (386.75 sq m)

12 Market Place
Lisburn
BT28 1AN

RETAIL / SHOWROOM



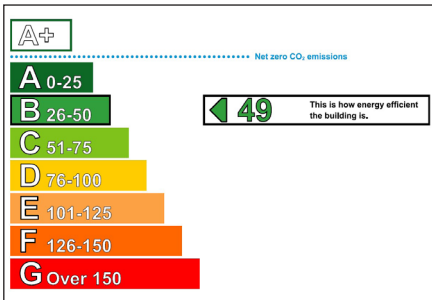
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EPC



Location

Lisburn is a major city in Northern Ireland, strategically sited close to the M1 motorway approximately 10 miles south of Belfast city centre. The subject property occupies a very prominent site on one of the main arterial roads leading into the city centre. The subject unit is situated adjacent to Lindsay Cars Ford garage.

Description

This is a modern purpose built showroom with first floor offices/staff accommodation. It is currently fitted internally to a good specification with a customer car park to the front of the property. The property would suit a number of retail and office uses subject to planning.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

| Description | Sq Ft | Sq M |
|--------------------------------|--------------|---------------|
| Ground Floor - Showroom/Retail | 2,448 | 227.43 |
| First Floor - Offices | 1,622 | 150.69 |
| First Floor - Kitchen | 93 | 8.64 |
| Total | 4,163 | 386.75 |

Site Area

Total Site Area: 0.2 Acres (0.08 Hectares)

All areas being approximate.

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £62,900

Rate in the £ for 2022/2023: £0.513873

We advise any interested parties to undertake their own enquiries.

Lease Terms

Term: 25 years - lease ending on 31 December 2028

Rent: £48,000 per annum plus VAT

Rent Review: Next rent review due in 2023

Rental: Full repairing and insuring lease

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

Ground Floor Showroom



Ground Floor Private Office

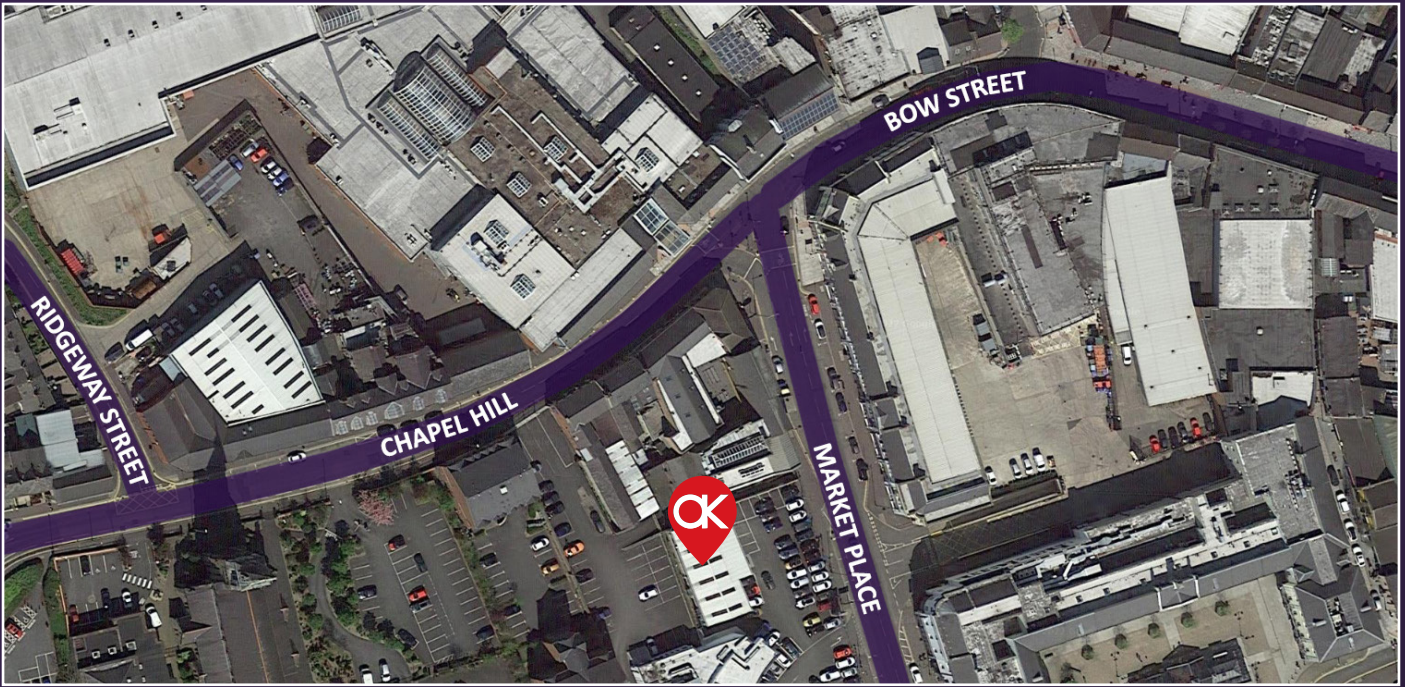


Ground Floor Showroom

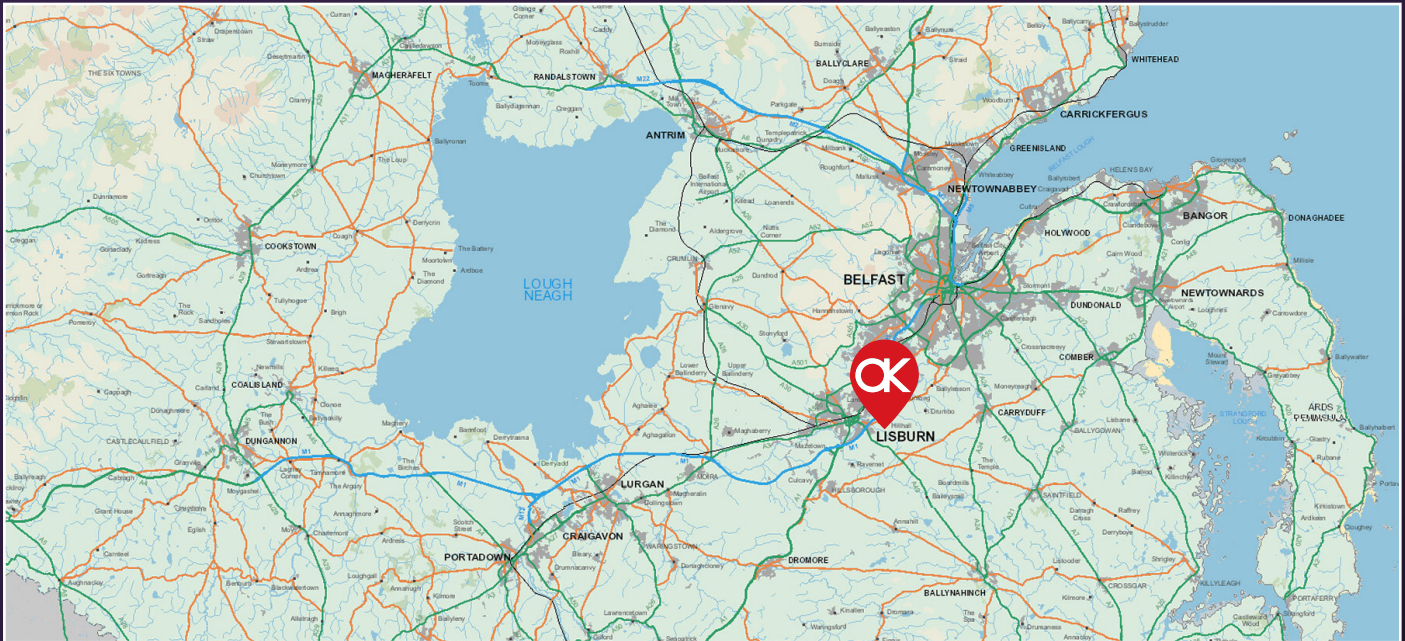


Car Parking





FOR IDENTIFICATION PURPOSES ONLY



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MISREPRESENTATION ACT 1967

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