

## 13 Haslems Lane, Lisburn

**Guide Price £249,500** Freehold

A prominent and centrally located business unit extending to c 4900 sq ft located directly opposite Lisburn Square, suitable for retail and/or offices (subject to planning permission)

**028 9266 3396**

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Excellent frontage to the main pedestrian thorough fare linking Lisburn Square to the pedestrianised Bow Street area of the city.

Public car parking and Lisburn Bus station nearby.

Nearby operators include the Haslem Hotel, the renowned Square Bistro restaurant, Little Wing, the Lark pub and Greens Food Fare.

For Sale with Vacant Possession and may suit owner occupier or investor

2 storey retail and / or offices to front section

3 storey section to the rear offering offices, storage and workspace.

The property has been recently updated internally and further benefits from newly installed air conditioning to most areas of the building (excludes middle floor to the rear).

The shopfront is glazed with electric roller shutters.

May suit variety of alternative uses including offices or food, subject to planning permission

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

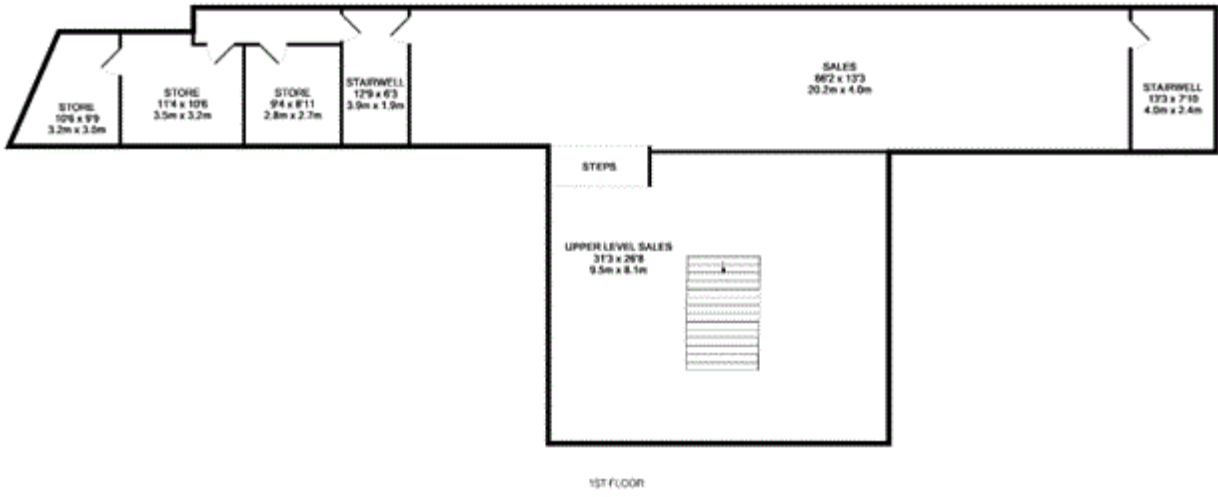
Tenure: Freehold

#### Rates payable

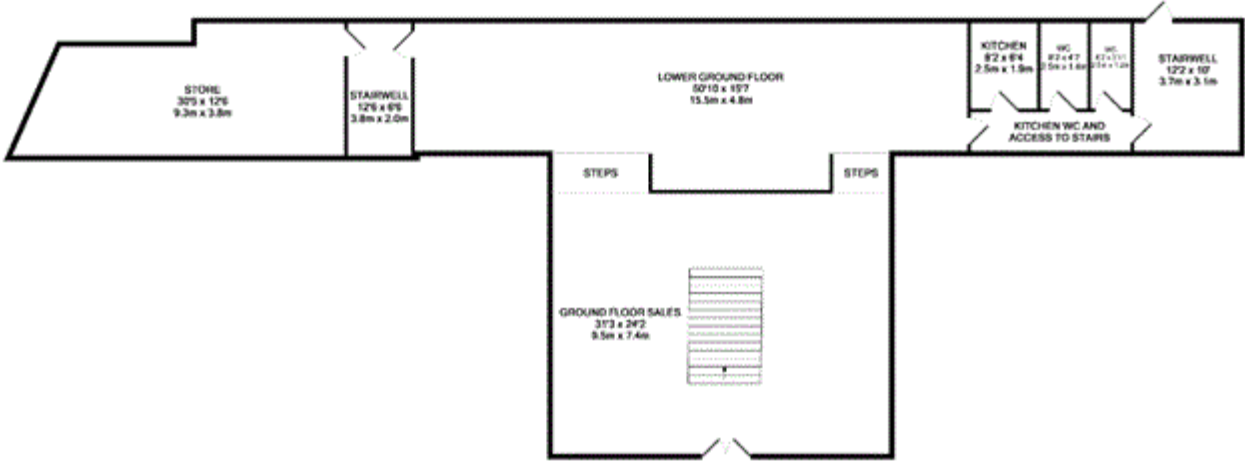
From LPSNI website - NAV £18,400, with rates payable of £10,068.19







1ST FLOOR



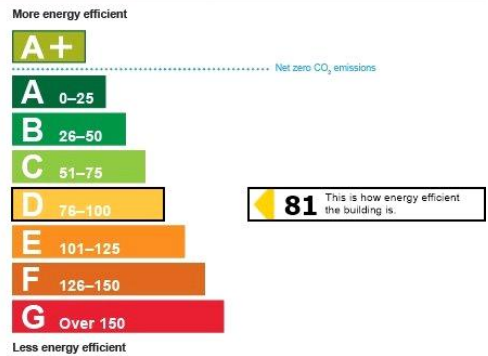
GROUND FLOOR



MIDDLE REAR FLOOR



**Energy Performance Asset Rating**



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.