



To Let

Prominent City Centre Retail, Café or Restaurant unit
2-4 Market Square, Lisburn, BT28 1XG

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PROPERTY SUMMARY

- **Highly prominent building with return frontage on Market Square North.**
- **Surrounding occupiers include Lisburn Linen Museum, Woodsides, River Island and Reid's Shoes.**
- **Property is a 3 storey Grade B2 listed building, was formerly a banking hall and built in the 1920's**

LOCATION

The property is located on the corner of Market Square North and Railway Street and benefits from excellent frontage on to both.

Market Square has been pedestrianised, and the property benefits from high levels of passing footfall in the square and also benefits from recent public realm improvements including public seating areas, water features and an events space.

There are a wide range of local and national occupiers located on or around Market Square including, River Island, Action Cancer, Daltons, The Hair Lounge and Woodsides Department Store.

DESCRIPTION

The unit is suitable for retail and or restaurant/café use (subject to Planning).

The property whilst benefiting from the previous tenant's retail fit-out is suitable for significant refurbishment and conversion into a restaurant or cafe.

GROUND FLOOR	AREA sq. m	AREA sq. ft
Retailing Area	c. 82 sq. m	c. 880 sq. ft
Kitchen	c. 13 sq. m	c. 140 sq. ft
Safe Room	c. 14 sq. m	c. 155 sq. ft
FIRST FLOOR GALLERY AREA		
Retailing Area	c. 98 sq. m	c. 1,058 sq. ft
Store	c. 13 sq. m	c. 140 sq. ft
SECOND FLOOR		
Café / Serving Area	c. 152 sq. m	c. 1,635 sq. ft
TOTAL ACCOMMODATION	C. 372 SQ M	C. 4,000 SQ FT

LEASE TERMS

Rent: £35,000 per annum

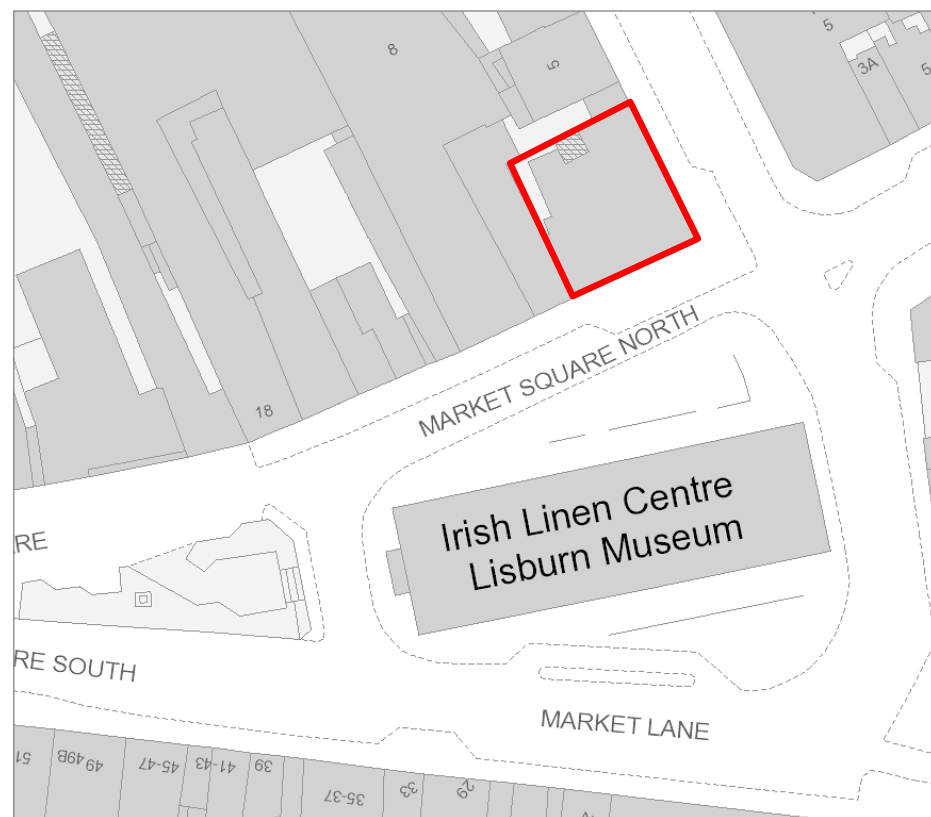
Term: 10 years subject to a rent review at the end of year 5

Repairs: Effective full repairing and insuring.

RATEABLE TERMS

Currently under Covid relief, nil rates are payable until April 2022.

We are advised by the Land and Property Service that the property has an NAV of £27,300. The rate in the £ for 2021/2022 is £0.505616 and the rates payable are £13,803.



For identification purposes only



CGI Internal Image

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