



To Let

**Prime Retail Premises
9 Castle Street, Lisburn, BT27 4SP**

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028 9024 7111
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- **High levels of passing traffic, with excellent frontage onto Castle Street.**
- **Ground floor retail space with first floor storage and staff area.**
- **Private off-street parking available**

LOCATION

Lisburn is the third largest city in Northern Ireland and is located 9 miles from Belfast. The city and surrounding local council area have a population of circa 144,000. Lisburn benefits from excellent road and rail access to the rest of the province and Belfast International Airport is located within a 20 minute drive.

The subject property is located on Railway Street near the entrance to the one-way traffic system around Lisburn City Centre. It offers excellent frontage and visibility. It is located a short distance away from the pedestrianised retail centre of Bow Street. Also within walking distance are the Lisburn Museum and Linen Centre, Lisburn Cathedral and the South Eastern Regional College.

DESCRIPTION

Two storey mid terrace property with ground floor retail unit and first floor storage and staff area. Internal finishes include plaster painted wall, wood effect laminate flooring, wood panelled walls with spotlights and fluorescent lighting. The property benefits from gas fired heating.

Public on street carparking is located directly in front of the unit separate private parking spaces are available to rear of the property, if required, on separate licence agreement.

Nearby occupiers include Sam Baird Opticians, The Hair Lounge, Reids Shoes and Eastwood Estate Agents.



ACCOMMODATION DETAILS

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following areas:

Accommodation	Sq. ft.	Sq. m.
Ground Floor Retail Unit	804	74.7
First Floor Staff Area and Storage	308	28.6
Total	1,112	103.3

LEASE DETAILS

Term	Negotiable
Rent	£12,500 per annum
Repairs	Effectively full repairing and insuring

RATEABLE VALUE

We are advised by LPS that the current NAV is £12,000, the Rate in the £ for Lisburn and Castlereagh Council for the 2022/2023 period is £0.513873. Estimated Rates Payable 2022/2023 are £6,166.

VAT

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

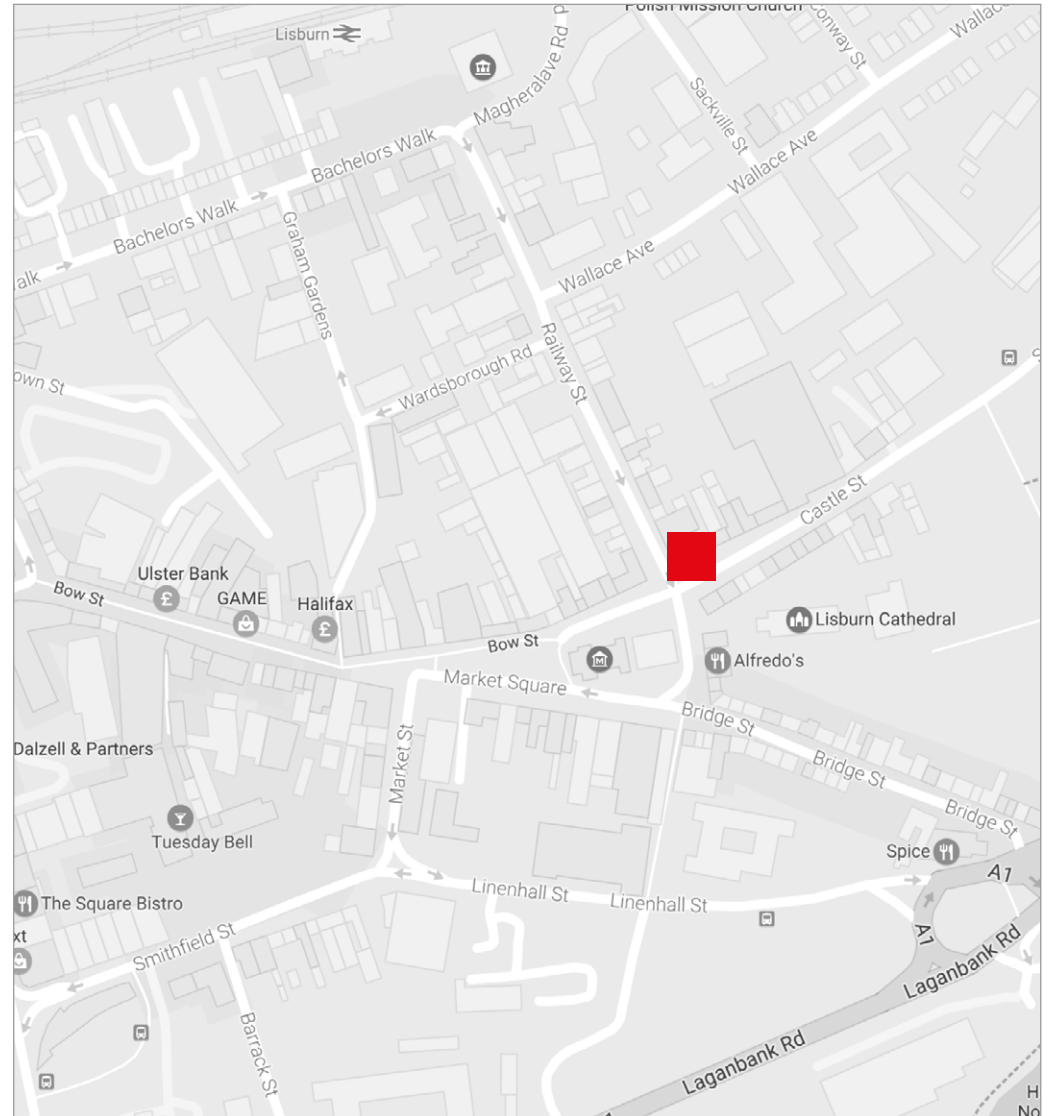
EPC

The property has an EPC rating of D91. A certificate can be provided upon request.

FURTHER INFORMATION

For further information or viewing please contact;

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Customer Due Diligence - As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made> Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with TDK Commercial Property Consultants LLP. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

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