



For Sale Former Bank Premises

34-36 Market Square, Lisburn BT28 1AG


**FRAZER
KIDD**

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Summary

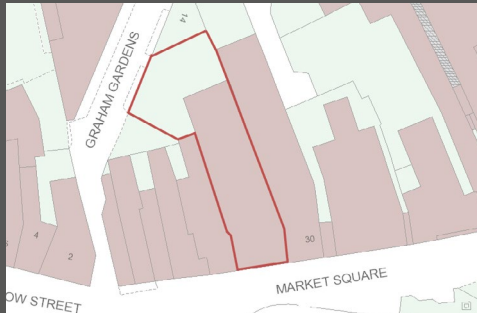
- Substantial former bank premises extending to c. 4,561 sq ft with secure car park.
- Excellent location within Lisburn city centre fronting onto Market Square.
- Suitable for a range of potential uses or redevelopment, subject to planning.
- Nearby occupiers include The Irish Linen Museum, Bob & Berts, River Island, Greens Food Fare, Specsavers, etc.

Location

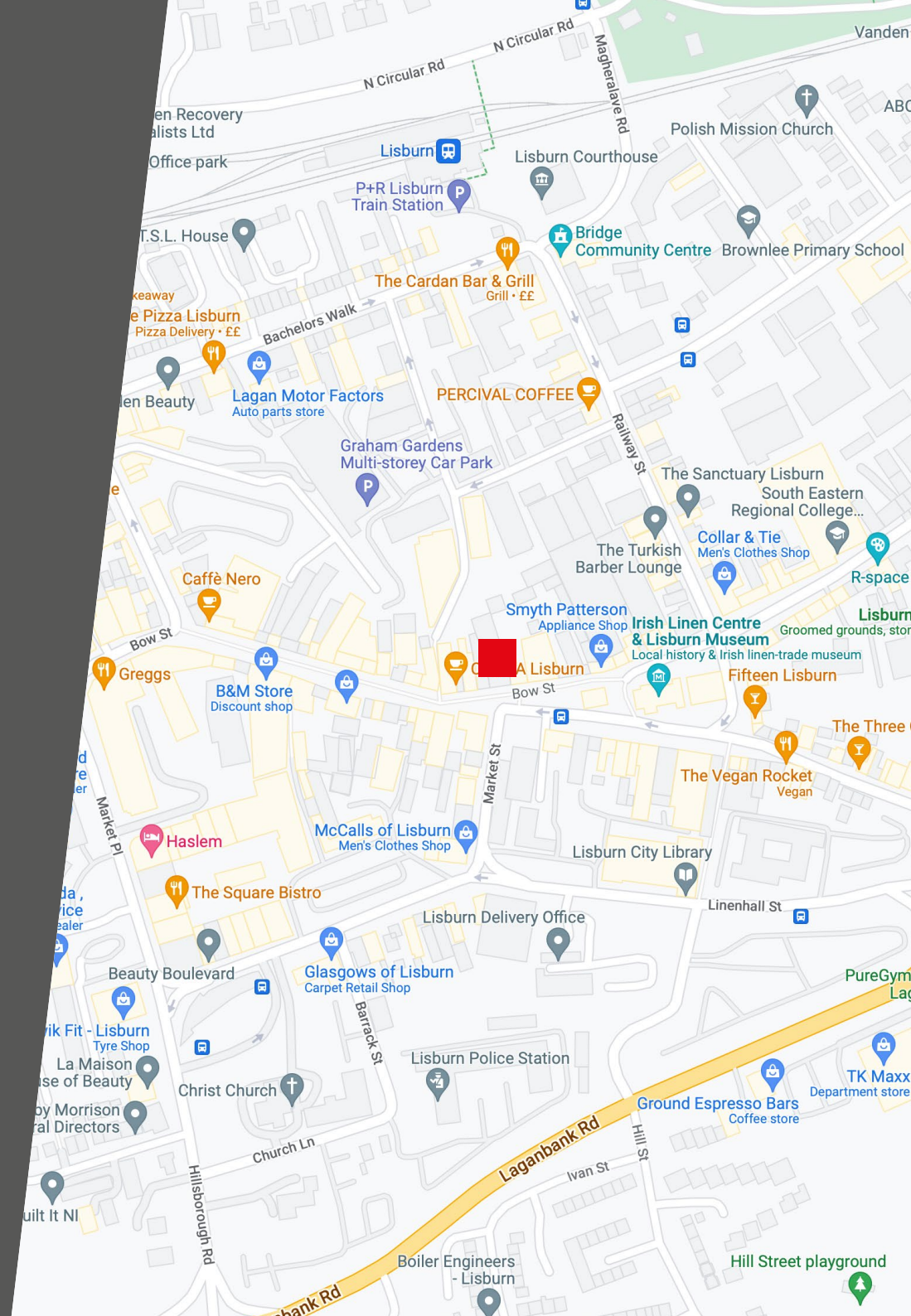
Lisburn is Northern Ireland's third largest city with a population of 71,465 (2011 Census) forming part of the Belfast Metropolitan Area, which has a population of 672,522 accounting for 37% of Northern Ireland's population.

Lisburn provides ease of access to the M1 motorway, which links Lisburn with Belfast to the north east and Dungannon to the west. The M1 and A1 place Lisburn on the main corridor between Belfast and Dublin. Lisburn railway station provides direct links with Belfast, Newry, Portadown, Lurgan, Moira and Bangor and also has services to Dublin Connolly.

The property is positioned fronting onto Market Square, with multiple established retailers surrounding the premises.



Not To Scale. For indicative purposes only.



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Description

The property comprises a substantial mid-terrace, two storey building. Internally the ground floor is arranged to provide an open plan former banking hall, ATM Room, communications room, book room, safe room, store, and kitchen. The first floor is arranged to provide a canteen and office/store.

The property benefits from a substantial rear car park, secured with perimeter fencing and a gated entrance, accessed from Graham Gardens.

Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Floor	Sq. M	Sq. Ft
Ground	388.40	4,184
First	35.00	377
Total	423.60	4,561

Price

Inviting offers in the region of £275,000.

Rates

NAV: £40,200

Rate in £ (2022-23): 0.513873

Rates payable: £20,657.69

*Potential purchasers should satisfy themselves that the above assessment of rates payable is correct.

Title

Assumed freehold/long leasehold.

VAT

All figures quoted are exclusive of VAT, which may be payable.

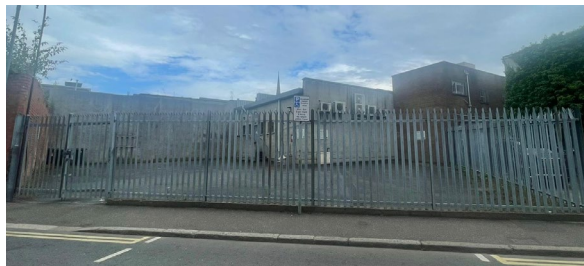
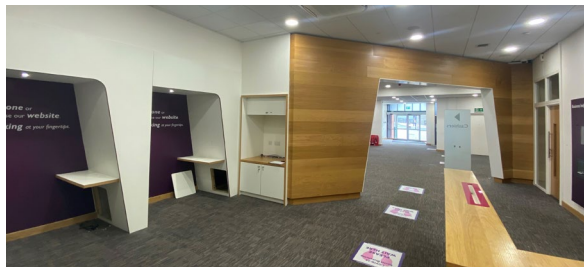
Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





FRAZER KIDD

For further information please contact:

Brian Kidd

07885 739063

bkidd@frazerkidd.co.uk

Neil Mellon

07957 388147

nmellon@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB

028 9023 3111

mail@frazerkidd.co.uk

frazerkidd.co.uk

EPC



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