

To Let Prime Ground Floor Retail Premises 26 Market Square, Lisburn, BT28 1AG



To Let Prime Ground Floor Retail Premises

26 Market Square, Lisburn, BT28 1AG

Summary

- Excellent ground floor retail premises c. 2,225 sq ft with office accommodation.
- Located on Market Square which is the main pedestrian route in Lisburn City Centre.
- Fitted to include air-conditioning and a highly visible glazed shop frontage.
- Suitable for a range of potential uses, subject to planning.

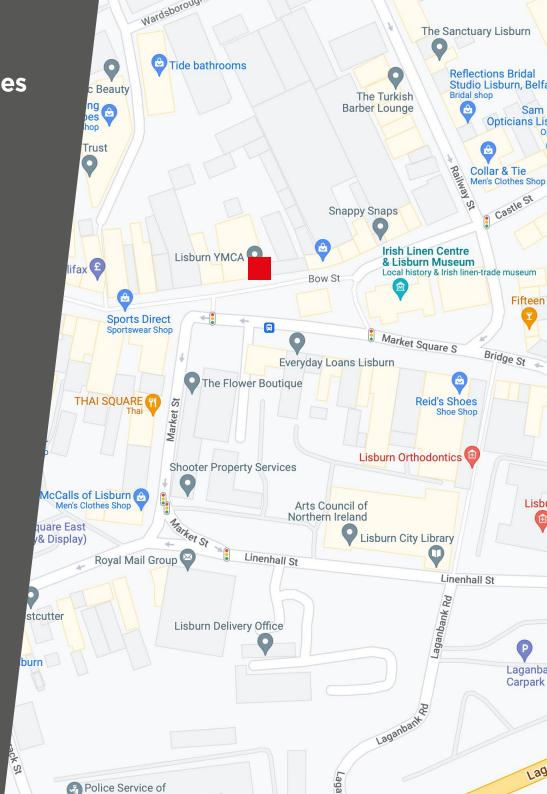
Location

The subject property is situated on Market Square which is connected to Bow Street, together these form the main pedestrian walkway in Lisburn city centre. The rail station and numerous public carparks are also with a few minutes' walk.

Lisburn City is situated approximately 10 miles southwest of Belfast and is the third largest city in Northern Ireland. With a district population of c. 135,000 persons (2011 Census), it is strategically located just off just off the M1 motorway which along with its excellent rail links, ensures its popularity as a commuter hub whilst it also benefits from a strong manufacturing and warehouse/distribution sector.

Some neighbouring occupiers include; The Irish Linen Museum, Smyth Patterson Department Store, River Island, Greens Food Fare and Jeffers Home Bakery.





To Let Prime Ground Floor Retail Premises

26 Market Square, Lisburn, BT28 1AG

Description

The property comprises an excellent ground floor retail premises which is currently occupied by Cancer Focus. The ground floor comprises a spacious open plan sales area with 3 well fitted offices to the rear of the building, also including a kitchen and disabled toilet facilities.

The property is fitted throughout to include a highly visible glazed shop frontage, suspended ceiling with recessed lighting, a mix of wooden laminate and carpeted flooring throughout, air conditioning, plastered and painted walls.

Accommodation

We calculate the approximate areas of the property to be as follows:

Description	Sq.M	Sq.Ft
Sales Area	151.66	1,632
Office 1	19.30	208
Office 2	19.17	206
Office 3	14.61	157
Kitchen	4.81	52
Net Internal Area:	209.55	2,255

Rates

NAV: £24,800

Rate in £ (2022-23): 0.513873

Estimated Rates Payable: £12,744.05 per annum

*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Rent

Inviting offers in the region of £22,500 per annum.

Repair

Tenant responsible for interior repairs and exterior repairs by way of a service charge.

Insurance

Tenant responsible for repayment of the landlord's building insurance premium.

VAT

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

Management Fee

Tenant responsible for payment of agent management fees calculated at 5% + VAT of the annual rent.

Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

028 9023 3111 mail@frazerkidd.co.uk





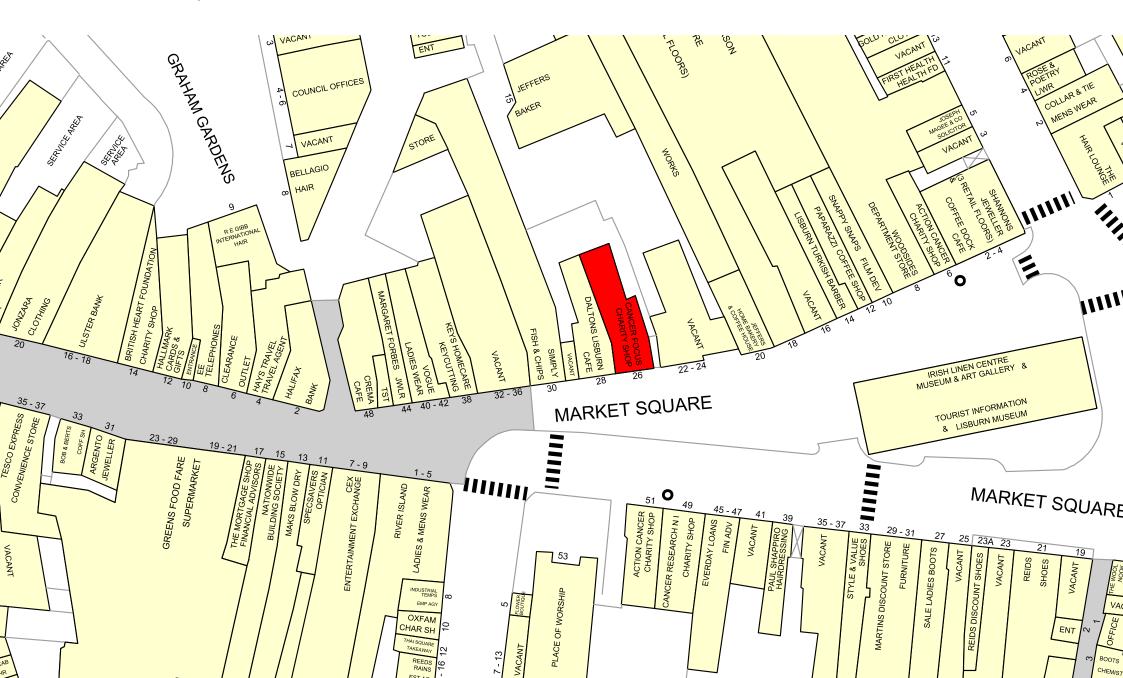






To Let Prime Ground Floor Retail Premises

26 Market Square, Lisburn, BT28 1AG





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

EPC ORDERED

Disclaime

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (I) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (IIi) No person in employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 - http://www.legislation.gov.uk/uksi/2017/692/made. In accordance with legislation, 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 Frazer Kidd LLP. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.