



TO LET Retail unit extending to c. 2,847 sq ft (265 sq m)
61 Bow Street, Lisburn BT28 1DR

LOCATION

Lisburn is Northern Ireland's second largest city with a population of c. 114,000 people. The city is located c. 9 miles south of Belfast, adjacent to the Belfast / Dublin transport corridor and is well served by road and rail links.

The subject occupies a prominent position along the pedestrianised portion of Bow Street which serves as the City's Main Retailing Hub.

Occupiers in the vicinity include Vodafone, O2, Iceland, Café Nero, Boots and the Bow Street Shopping Centre.

DESCRIPTION

The subject comprises a ground floor retail unit with glazed frontage looking onto Bow Street.

The property is currently operating as a retail bank and its accommodation includes retail space, private offices, kitchen and an office to the rear.

The retail area benefits from a mixture of carpeted and wood flooring, suspended ceilings and a functioning HVAC system. The office portion of the property is located to the rear and has potential to be converted to retail use.

The property is available from the 21st July 2023.

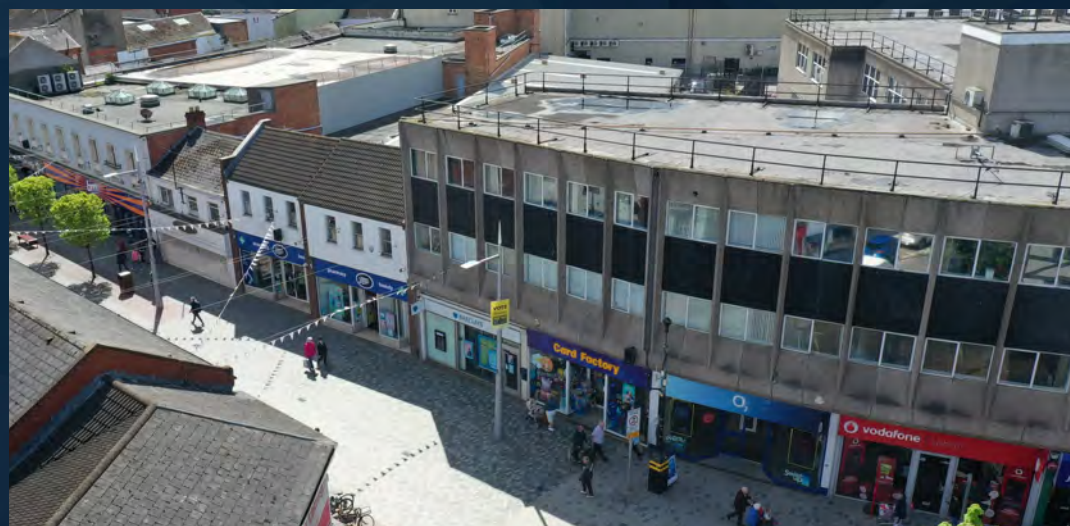
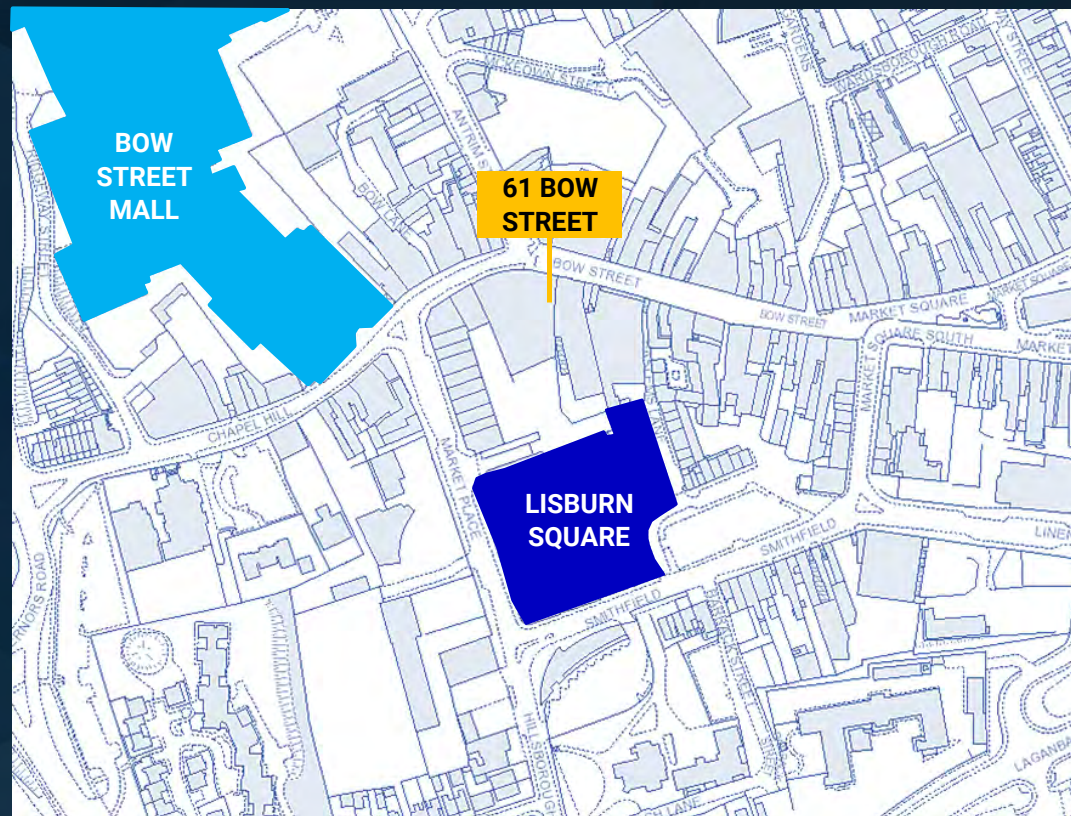
ACCOMMODATION

| Description | Area sq m | Area sq ft |
|-------------------|--------------------|-----------------------|
| Retail | C. 83 sq m | 892 sq ft |
| Private Offices | C. 151 sq m | 1,622 sq ft |
| Storage | C. 9 sq m | 97 sq ft |
| Kitchen | C. 14 sq m | 151 sq ft |
| Male & Female WC | C. 8 sq m | 85 sq ft |
| TOTAL AREA | C. 265 sq m | C. 2,847 sq ft |

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/uksl/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

FILE REF: 9564





50 metres

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Experian Goad Plan Created: 04/05/2023

Created By: Oconnor Kennedy Turtle

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LEASE DETAILS

RENT: £35,000 per annum
TERM: Negotiable
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

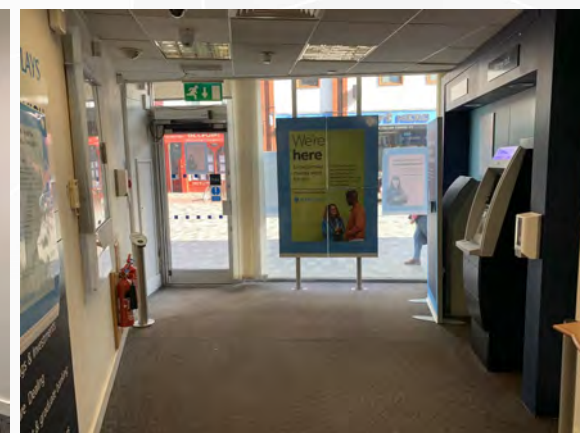
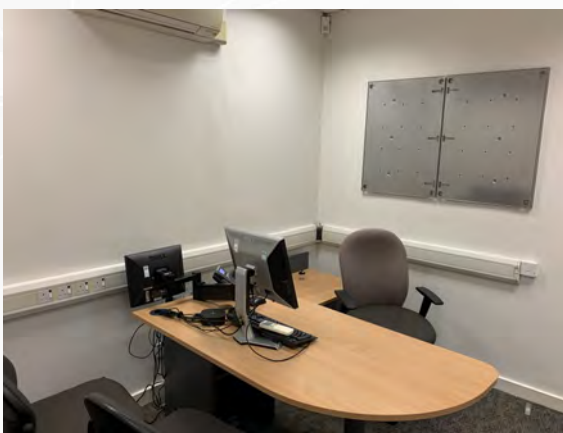
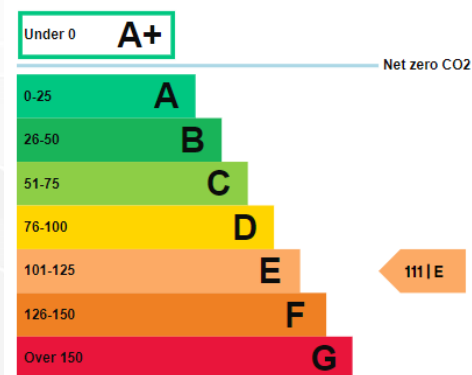
RATES

NAV: £18,100

Estimated rates payable in accordance with LPS Website: £9,523.24

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.

EPC CERTIFICATE



CONTACT DETAILS

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