

CITY CENTRE INVESTMENT OPPORTUNITY

12-16 Market Square North, Lisburn, BT28 1AF



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Location

Lisburn is one of four cities in Northern Ireland and the third largest in the province. Lisburn has excellent road connections, located at Junction 6 of the M1 motorway, 8 miles west of Belfast. The city also connects directly to the A1 which gives ease of access to Newry and Dublin. The property is situated on Market Square North, opposite the Irish Linen Centre and Museum, running into Bow Street which is regarded as the prime retail pitch in the city centre. Occupiers trading here include River Island, Boots, Superdrug and Poundstretcher.

Description

The property comprises a substantial mid-terrace three storey building. 12 and 14 Market Square North comprise ground floor retail units and have been fitted out to each tenant's specification. 16 Market Square North is currently vacant and offers the purchaser the opportunity to let the space and increase the revenue stream from the investment. The upper floors are occupied by Smyth Patterson, who operate a well established café, and have agreed to renew their lease for a further 12 months - see tenancy schedule for further details.

Title

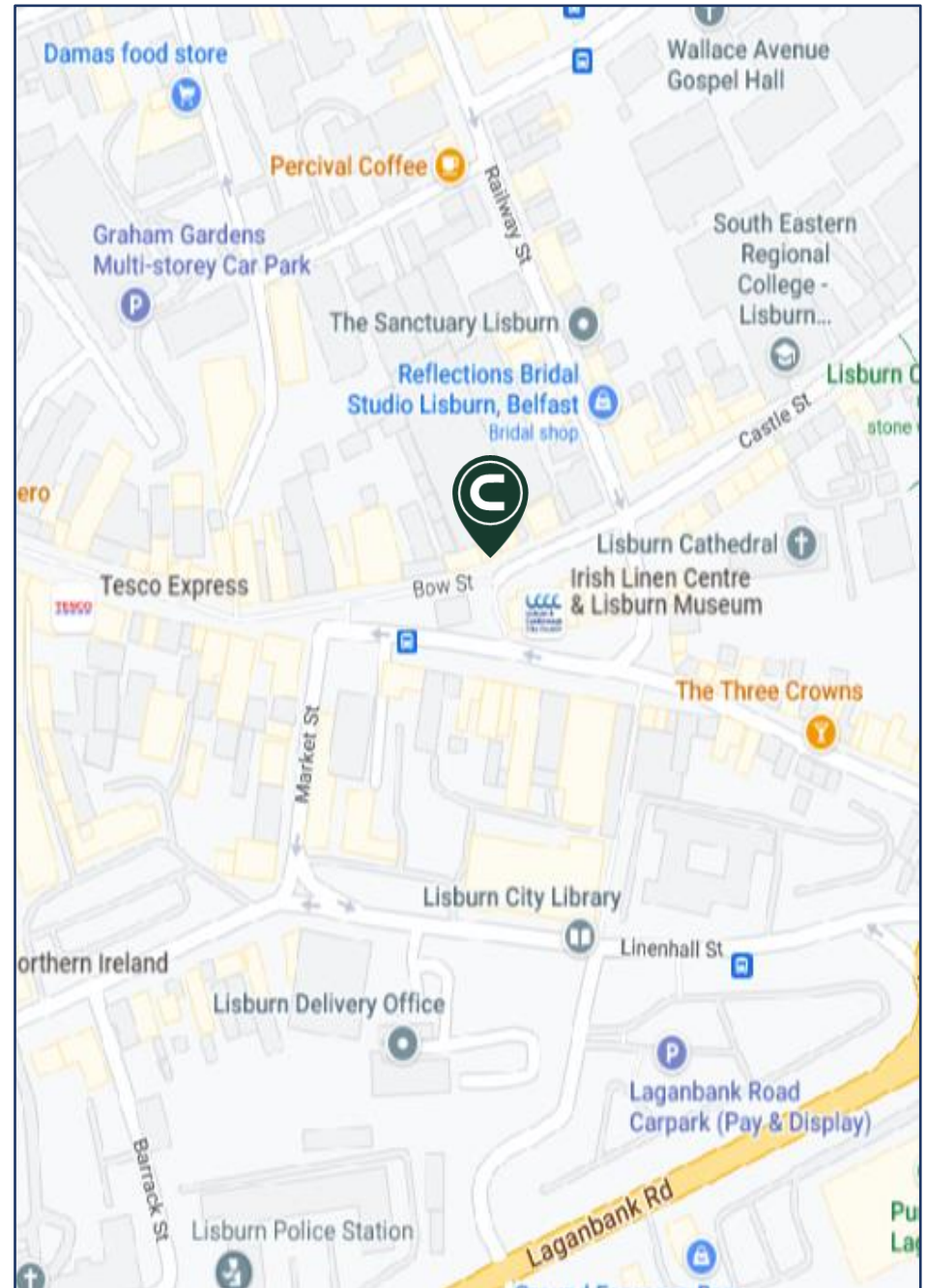
Assumed freehold / long leasehold

Sale Price

We are instructed to seek offers around **£350,000** excluding VAT.

VAT

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



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Tenancy Schedule

Property	Tenant	Term	Lease Start	Lease End	Area Sq Ft	Current Rent (P.A)	Comments
12 Market Square North	The Daily Apron Ltd t/a The Daily Apron Bakery	2 years	15/09/2021	14/09/2023	537	£4,000	
14 Market Square North	Mr Abdurraham Onder t/a Lisburn Turkish Barbers	5 years	01/01/2019	31/12/2023	403	£8,400	
16 Market Square North	Vacant				GF 2,265 FF 1,341		Vacant rates of £5,945 are payable .
FF + SF 14a Market Square North	Smyth Patterson Ltd t/a The Daily Apron Café	20 years	01/08/1999	31/07/2019	FF 2,066 SF 1,541	£11,750	Tenant overholding – new 12 month lease agreed at £8,000 p.a. effective from 22 October 2023
TOTAL						£24,150	

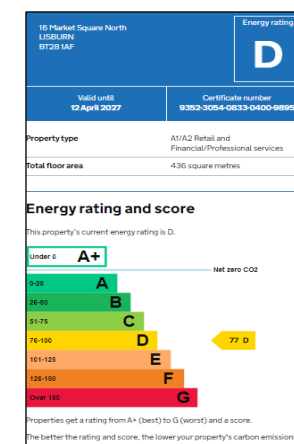
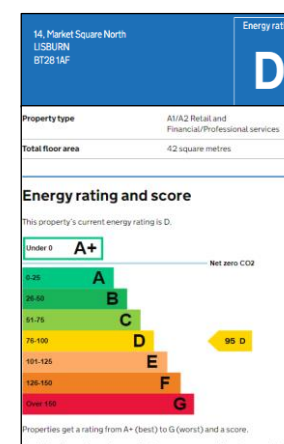
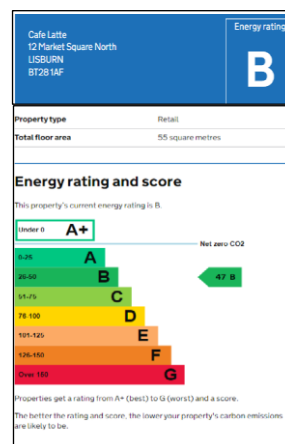
Rateable Value

The non-domestic rate in the £ for Lisburn and Castlereagh for 2023/24 is £0.526146

Property	Rateable Value	Rates Payable
12 Market Square North	£8,000	£4,209
14 Market Square North	£5,800	£3,051
16 Market Square North	£22,600	£11,890
FF + SF 14a Market Square North	To be re-assessed	To be re-assessed

EPC's

A copy of the EPC Certificates are available below and can be made available on request.



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*Red line for indicative purposes

Contact Us

Stephen Smith
T: +44 (0) 7976 523 666
E: stephen.smith@cbreni.com

Rory Kelly
T: +44 (0) 7557 760 331
E: rory.kelly@cbreni.com

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