



TO LET *Second Floor Office Accommodation extending to c. 1,292 sq ft*
Suite 2, 4-6 Market Place, Lisburn BT28 1AN

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 is located on Market Place, the main vehicular thoroughfare through the city centre and a short walk from the pedestrianised prime retail pitch of Bow Street and Bow Street Mall Shopping Centre.

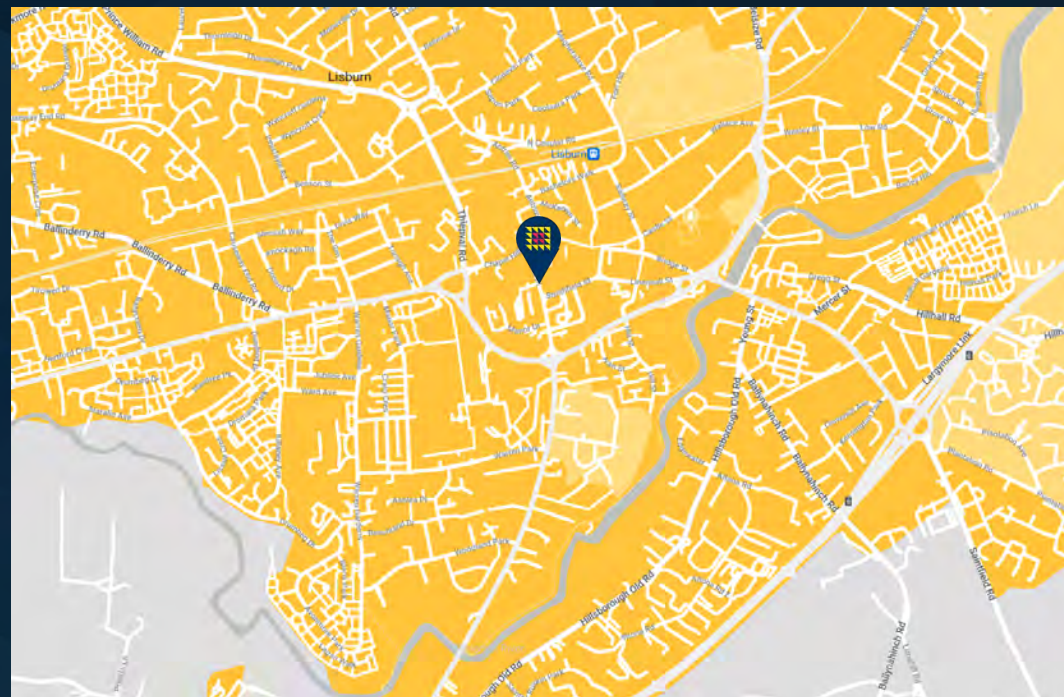
Occupiers in the vicinity include Progressive Building Society, Greggs, Ford, Abbey Insurance, Templeton Robinson. Fred Dalzell and Partners and Campbell & Co Estate Agents.

DESCRIPTION

The subject comprises a second floor office currently fitted for professional services use.

The accommodation provides a small open plan office, private office, file store and ancillary kitchen and WC facilities, finished to a good standard to include a mix of carpet/laminate floors and plastered and painted walls and benefits from gas fired central heating.

The suite would be suitable for a wide range of occupiers subject to planning.



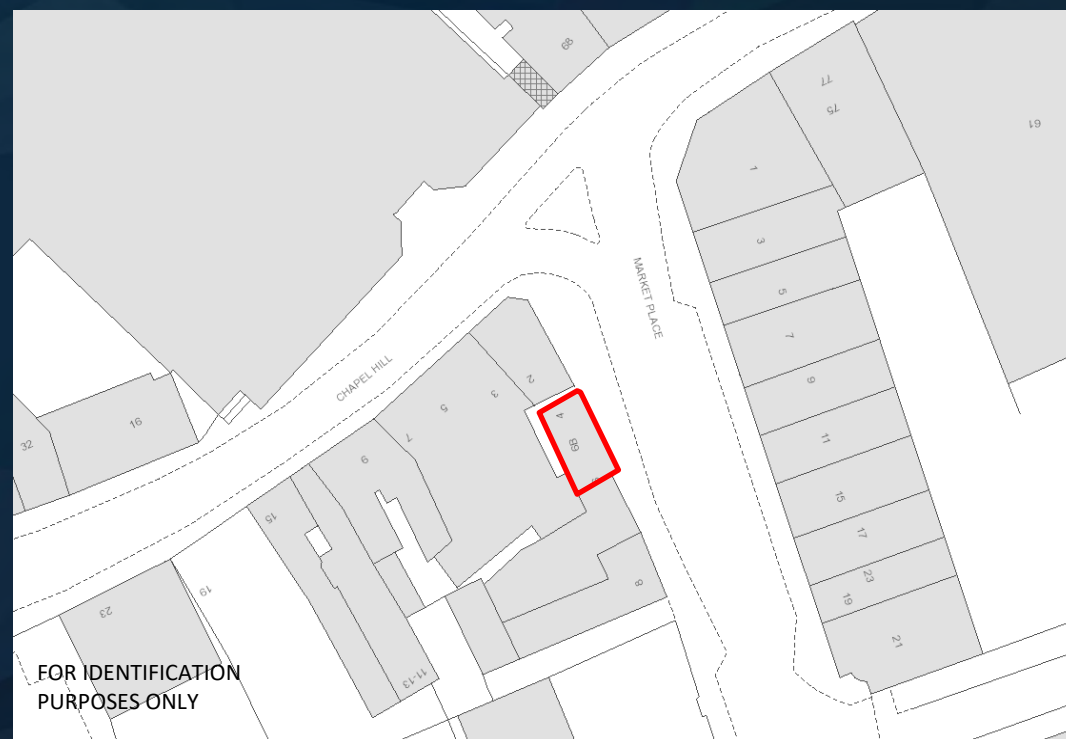
ACCOMMODATION

Description	Area sq m	Area sq ft
Suite 2	c. 120 sq m	C. 1,292 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/ukSI/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 NO: 7241



LEASE DETAILS

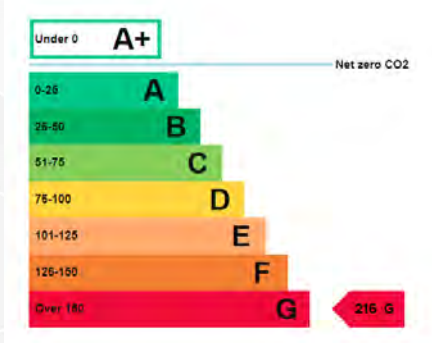
RENT: £6,000 per annum
TERM: Negotiable
REPAIRS / INSURANCE: Effective full repairing and insuring lease
SERVICE CHARGE: Payable in respect of landlords costs in maintaining the exterior of the building. Estimated at £1,440 per annum
VAT: All prices, outgoing etc are exclusive of, but may be subject to VAT.

RATES

We are advised that the current NAV for the subject is £4,700. Estimated rates payable in accordance with LPS website is £1,811.

The subject property is eligible for small business rates relief. Perspective tenants should make their own enquiries to confirm the NAV / rates payable.

EPC CERTIFICATE



CONTACT DETAILS

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at 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 their accuracy is not guaranteed and any intending purchaser or tenant 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 the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.