McConnell



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Excellent Fully Let Investment Opportunity

6 Market Square Lisburn BT28 1AG

- Superb fully let commercial property situated in the heart of Lisburn City Centre
- Three storey premises extending to c.2,442 sq ft (c.228 sq m)
- Neighbouring occupiers include Woodsides, Smyth Patterson Department Store, Snappy Snaps and River Island





LOCATION

Lisburn is situated c.9 miles south of Belfast and is easily accessible via the M1 Motorway. The city also connects to the A1 which provides ease of access to Newry and Dublin. Lisburn and Castlereagh Borough Council boasts a population in excess of 149,000 people.

The property is centrally located in Market Square adjacent to the Irish Linen Centre and Museum, just off the prime retail pitch of Bow Street. Neighbouring occupiers include Smyth Patterson Department Store, Snappy Snaps, Woodsides, River Island and Boots.

DESCRIPTION

The property comprises a three-storey mid terrace building split to provide a self-contained retail unit at ground floor plus suites over two upper floors.

The premises are fully let to established businesses; - the ground floor retail unit is occupied by Action Cancer as a charity shop. A suite at first floor is let to K Maitland t/a Infinite Possibilities Counselling and the remaining accommodation at first and second floor is occupied by Astep Ahead Barbers. .

ACCOMMODATION

	Sq Ft	Sq M
Ground Floor Sales Store & Kitchen & WC	c.988 c.142	c. 92 c.13
First Floor Studio- Therapy Rooms Kitchen & WC	c.685 c.63	c.64 c.6
First Floor Barbers Salon	c.308	c.29
Second Floor Office 1 Office 2 & WC	c.83 c.173	c.8 c.16
Overall Total NIA	c.2,442	c.228

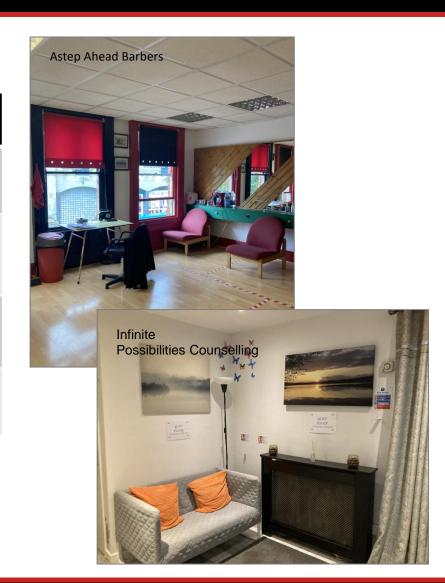




TENANCY SCHEDULE

	Tenant	Lease Term	Rent PA	Comments
Ground Floor 6 Market Square	Action Cancer	5 years from 5 th January 2020	£8,250	
First Floor 6B Market Square	K Maitland t/a Infinite Possibilities Counselling	3 years from 1 st November 2021	£4,500	
First & Second Floors 6A Market Square	G Wolfe t/a Astep Ahead Barbers	3 years from 1 st September 2019	£4,420	Tenancy over-holding
			£17,170	

All leases provide for insurance refund and payment of service charge. Please contact agent for full details. Tenants responsible for payment of rates.







SALE DETAILS

Assumed freehold or long leasehold subject to nominal ground Title:

rent

Asking Price: £200,000 exc.

RATES

We understand from the Land & Property Services website that the NAV assessments of the property are as follows:-

Ground floor shop & stores: £9,750

First Floor Salon £5,650

First Floor Salon £2,100

Second Floor Office £1,250

Rate in £ 23/24: 0.526146

VAT

All prices, rentals and outgoings stated are exclusive of VAT, which will be chargeable.

EPC

The unit has achieved an Energy Performance Certificate of D99.

Contact agent for copy of full certificate.









LOCATION



VIEWING

For further information or to arrange a viewing, please contact:

McConnell



Contact: Caroline McKillen

Tel: 07767 443376

Email: caroline.mckillen@mcconnellproperty.com

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 five years from when you cease to have a contractual relationship with McConnell Chartered Surveyors. 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.

Disclaimer: McConnell Chartered Surveyors and its subsidiaries and their joint agents if any for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made on the part of the Connell Chartered Surveyors or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, distance or area given or any reference made to condition, working order or availability of reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of any respective for any respective purchase or letting including in respect of any respective purchase or letting including in respect of any respective purchase or letting including in respect of any respective of any respect of any respective of any respective of any respect of any respective of any respective or respect and respect of the property and respect of death or persona