

McConnell



028 90 205 900
mcconnellproperty.com

FOR SALE



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 Woodside's, Smyth Patterson Department Store, Snappy Snaps and River Island

Montgomery House,
29-31 Montgomery Street, Belfast, BT1 4NX

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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.

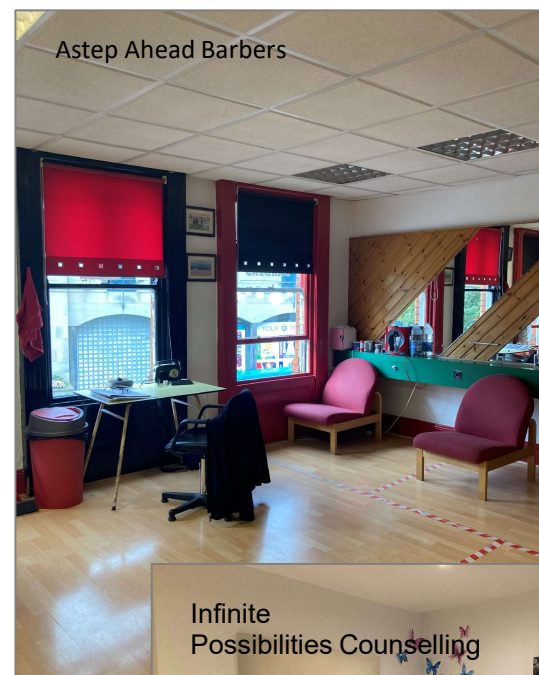
The premises are fully let to established businesses; - the ground floor retail unit is occupied by Action Cancer as a charity shop. A suite at first floor is let to K Maitland t/a Infinite Possibilities Counselling and the remaining accommodation at first and second floor is occupied by Astep Ahead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

Title: Assumed freehold or long leasehold subject to nominal ground 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

 JLL Alliance Partner

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 Property. 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.