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## 028 90 205 900 mcconnellproperty.com



# 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

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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 selfcontained 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
<b>First Floor</b> 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

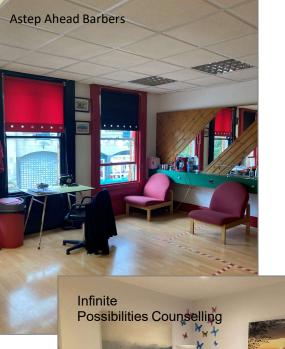
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#### **TENANCY SCHEDULE**

	Tenant	Lease Term	Rent PA	Comments
<b>Ground Floor</b> 6 Market Square	Action Cancer	5 years from 5 <sup>th</sup> January 2020	£8,250	
<b>First Floor</b> 6B Market Square	K Maitland t/a Infinite Possibilities Counselling	3 years from 1 <sup>st</sup> November 2021	£4,500	
First & Second Floors 6A Market Square	G Wolfe t/a Astep Ahead Barbers	3 years from 1 <sup>st</sup> 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.





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#### FOR SALE – 6 Market Square, Lisburn

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#### 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.





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#### **FOR SALE** – 6 Market Square, Lisburn

#### VIEWING

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

Caroline McKillen **Contact:** 07767 443376 Tel: caroline.mckillen@mcconnellproperty.com Email:

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#### **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 vou 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.

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### LOCATION



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