

1-5 Bow Street, Lisburn, Co Antrim, BT28 1BJ

To Let (May Sell)

Prominent three storey retail building comprising of approx 12,198 Sq Ft (1,133 Sq M)



Lambert  
Smith  
Hampton

## Location

The subject property is located in Lisburn city centre on Lisburn's main retail thoroughfare, Bow Street. The non-pedestrianised section of Bow Street is a one way street which conflues with Antrim Street, however it mainly comprises a long pedestrianised street which links Market Square to the east with Antrim Street to the west.

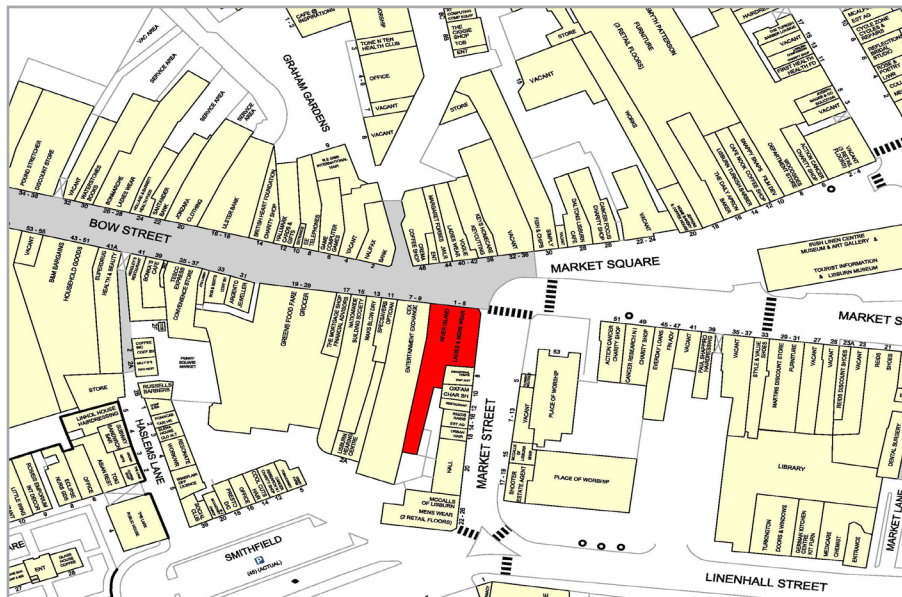
Lisburn is the third largest city in Northern Ireland, it is situated 10 kilometres Southwest of Belfast.

It plays a pivotal role within the Belfast Metropolitan Area due to its strategic location and good road and rail links. The M1 connecting Belfast to the West of Northern Ireland and the A1 connecting Belfast to Dublin pass through the district. The Northern Ireland rail network connecting Belfast to Dublin also passes through the city.

## Situation

The subject property is situated on the southern side of Bow Street, on the corner of Bow Street and Market Street and therefore benefits from dual frontage. Bow Street area comprises mainly retail users with notable occupiers in the surrounding area including Tesco Express, various high street banks, B&M Bargains, CEX, Waterstones and Boots.

The subject premises previously benefitted from a restaurant licence. It also traded historically as JC Patterson Ltd, Lisburn's largest department store.



## Description

The subject property is a substantial three storey over basement end of terrace retail building located on a prominent position on the corner of Bow Street and Market Street extending to a net internal area of approximately 1,133.21 Sq M (12,198 Sq Ft).

The facade of the building, which fronts Bow Street and Market Street, has floor to ceiling glazed frontage, while overhead the first and second floors are of red brick outer leaf construction incorporating single glazed window frames. Towards the rear of the building external finished comprise a basic plastered finish and red brick outer leaf.

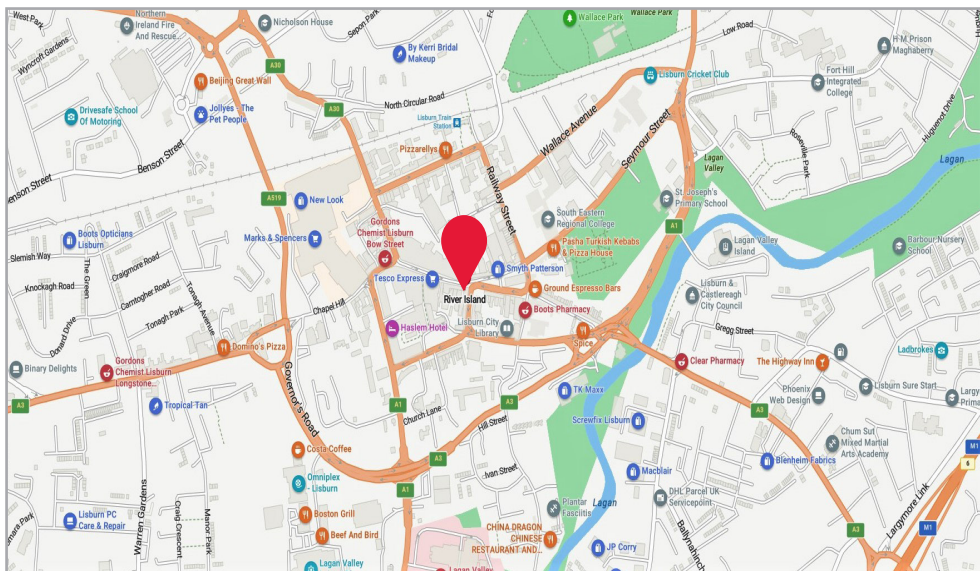
**Ground Floor:** The ground floor comprises the main retail element of the property with glazed frontage onto both Bow Street and Market Street. This floor comprises a large retail space of c.4,239 sq. ft. including changing rooms to the rear. A small store room is located at the rear of the ground floor of the building where access is provided to the rear yard area. The ground floor is finished to a good specification with a typical retail shop fit out comprising tiled flooring, plastered and painted walls, suspended ceiling incorporating LED spot lighting and air conditioning units. The ground floor comprises a wide retail area to the front which narrows towards the rear of the building.

**First Floor:** The first floor provides ancillary accommodation to the ground floor retail and is of a similar layout to the ground floor. Accommodation includes an office / manager's office to the rear, staff canteen, male and female toilets in addition to four stock / storage rooms. The specification of the first floor comprises carpeted, lino and tiled floor coverings, suspended ceilings with flourescent strip lighting, single glazed windows and painted and plastered walls.

**Second Floor:** The second floor was previously used as remote storage.

## Schedule of Accommodation

Floor	Use	Sq Ft	Sq M
Basement	Storage	1,177	109
Ground	Retail	4,541	422
First	Storage / Stock Room	3,656	340
Second	Storage	2,823	262
<b>NIA</b>		<b>12,197</b>	<b>1,133</b>



## EPC

The property has an energy performance certificate rating of D93. Full certificate available upon request.

## Lease Detail

Term - By Negotiation

Rent - £45,000 pax

NAV - £59,300

Rate in £ 2023/24 - £0.526146

Rates Payable - £31,200 pa

## Sale Price

Upon Application

## Value Added Tax

The property has been elected for VAT and therefore VAT will be chargeable in addition to the prices quoted.

## Viewing Details / Further Information

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

**Lambert  
Smith  
Hampton**

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