



## 9 Lisburn Street, Royal Hillsborough

£12,000 pa

To Let - Prime own door office building of c 48 sq m / 520 sq ft occupying a prominent position in the heart of Royal Hillsborough.

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**FALLOON**  
Estate Agents

To Let - Prime own door office building of c 48 sq m / 520 sq ft occupying a prominent position in the heart of Royal Hillsborough.

The village of Royal Hillsborough enjoys an excellent location just off the A1 with great accessibility to Lisburn, Belfast, Banbridge, Newry and Dublin. It has long enjoyed an enviable reputation for good trading levels, from both the local population and the high visitor numbers to the village.

Fronting the main thoroughfare this area enjoys high levels of pedestrian footfall while also enjoying excellent visibility for passing traffic.

Recently refurbished, No. 9 is well fitted throughout to include gas central heating, carpeted floors, recessed lighting, painted walls, modern kitchen and WC facilities. There is a rear access yard with shared access off Ballynahinch Street.

This is a prestigious location with excellent nearby amenities and within an established business location. Public car parking is available nearby and on street parking is available opposite the premises on a time limited basis.

#### **GROUND FLOOR :**

##### **Reception area**

w: 2.9m x l: 4.32m (w: 9' 6" x l: 14' 2")

Low voltage lighting. Stairs to first floor level offices. Double panelled radiator.

##### **Meeting Room**

w: 1.76m x l: 4.06m (w: 5' 9" x l: 13' 4")

Low voltage spot lights. Contemporary radiator.

##### **Kitchen**

w: 2.94m x l: 3.32m (w: 9' 8" x l: 10' 11")

Excellent range of modern gloss white units with integrated hob, oven and extractor. Sink unit with mixer tap. Fridge/freezer. Plumbed for washing machine. Gas boiler. Tiled floor. Double panelled radiator.

##### **WC**

Low flush WC. Pedestal wash hand basin. Low voltage spotlights. Tiled floor. Single panelled radiator.

##### **Rear hall**

Tiled floor. Single panelled radiator.

#### **FIRST FLOOR:**

##### **Office**

w: 3.02m x l: 3.36m (w: 9' 11" x l: 11')

Spot lights. Double panelled radiator.

##### **Office**

w: 2.86m x l: 4.21m (w: 9' 5" x l: 13' 10")

Spot lights. Single panelled radiator.





**Lease details**

Lease term : a Minimum term of 3 years but a longer lease may be available.

Repairs : Tenant to maintain

Insurance : Tenant to reimburse landlords cost to insure the property

VAT : All prices are exclusive of VAT, but will be subject to VAT

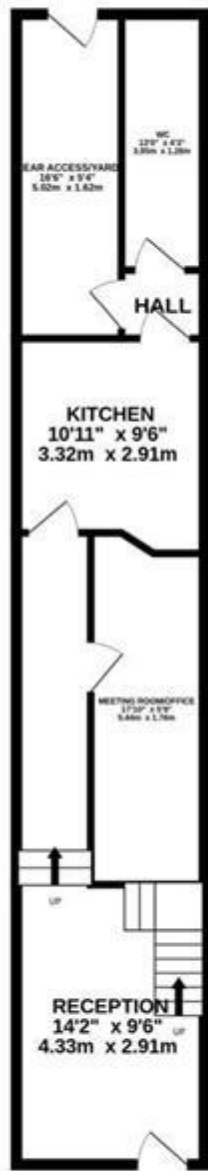
**Rates payable**

The current listing on the LPSNI website is NAV £8600.00 .

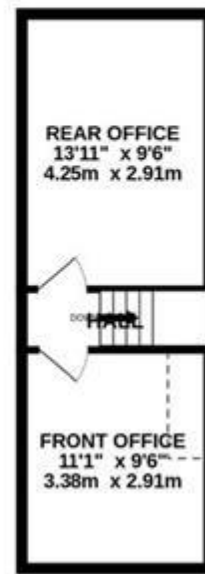
Estimated rates payable is £4524.86



GROUND FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



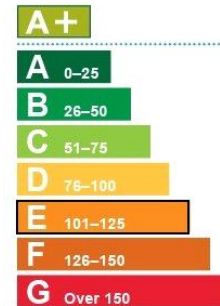
TOTAL FLOOR AREA: 824 sq.ft. (76.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Performance Asset Rating

More energy efficient



109 This is how energy efficient the building is.

Less energy efficient

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