



To Let

Retail Premises  
4 Railway Street, Lisburn BT28 1XG

tdk | Property

tdkproperty.com 028 9024 7111

## PROPERTY SUMMARY

- High levels of passing traffic, with excellent frontage onto Railway Street.
- Ground floor and first floor retail space with second floor storage and staff area.
- Fully fitted high end retail fit out.

## LOCATION

Lisburn is the third largest city in Northern Ireland and is located 9 miles from Belfast. The city and surrounding local council area have a population of circa 144,000. Lisburn benefits from excellent road and rail access to the rest of the province and Belfast International Airport is located within a 20 minute drive.

The subject property is located on Railway Street near the entrance to the one-way traffic system around Lisburn City Centre. It offers excellent frontage and visibility. It is located a short distance away from the pedestrianised retail core of Bow Street and Market square North. Also within walking distance are the Lisburn Museum and Linen Centre, Lisburn Cathedral and the South Eastern Regional College.

## DESCRIPTION

The subject property comprised of three stories and is suitable for a variety of uses (subject to planning). The property benefits from good frontage onto Railway Street which forms part of the city's one way system. Internally the retail space is open plan on each level with excellent natural light. Nearby occupiers include Sam Baird Opticians, The Hair Lounge, Bank of Ireland, and River Island.

## ACCOMMODATION

Description	Sq Ft	Sq M
Ground Floor	606	56.36
Stores / WC	132	12.27
First Floor	430	39.95
Second Floor	412	38.31
<b>Total Accommodation</b>	<b>1,580</b>	<b>146.84</b>

## LEASE DETAILS

- Term: 5 Years  
Rent: £ 18,000 per annum  
Repairs: Effectively full repairing basis by way of a service charge

## RATEABLE VALUE

We are advised by LPS that the current NAV is £7,150 for 2024/2025.  
Estimated Rates Payable 2024/2025 are £3,912.37.



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## CAR PARK

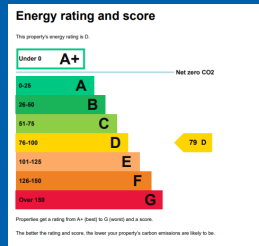
A private car park is located to the rear of the property. Spaces are available on a separate licence agreement.

## VAT

All prices, rentals and outgoings are quoted exclusive of VAT which is chargeable.

## EPC - 79D

A copy of the EPC Certificate can be made available upon request.



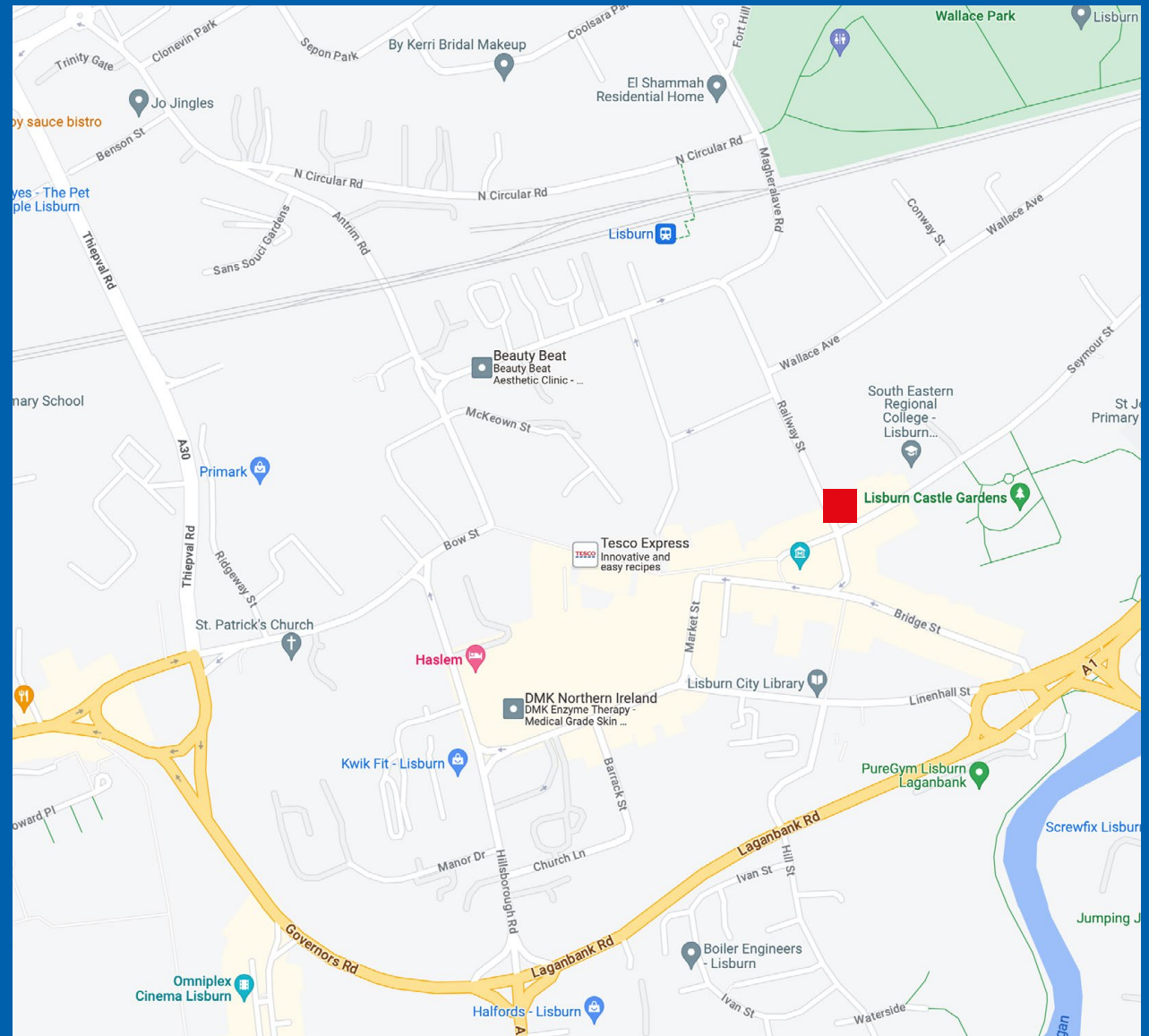
## FURTHER INFORMATION

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