



**To Let** Modern Shop  
With Ancillary Space On First Floor  
7 Market Place, Lisburn BT28 1AN



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**



## SUMMARY

- Modern ground floor retail unit of 133m<sup>2</sup> (1,550ft<sup>2</sup>) with ancillary space on the first floor of 126m<sup>2</sup> (1356 ft<sup>2</sup>)
- Prominent Location in Lisburn City Centre between Bow Street Mall and Lisburn Square.
- Suitable for a variety of uses, subject to planning permission.

## LOCATION

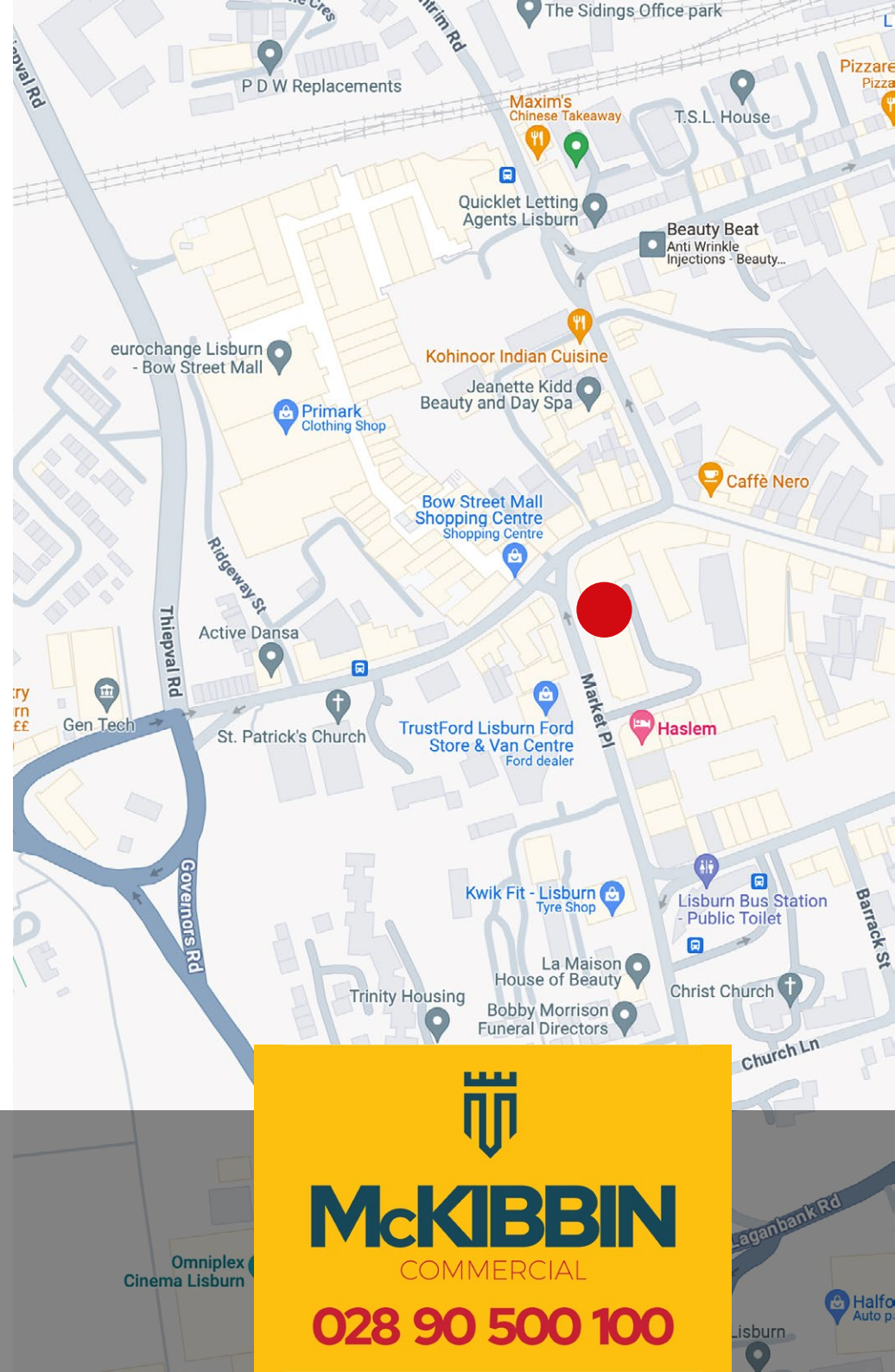
- Located at the junction of Bow Street and Market Place, in close proximity to the pedestrianised retail pitch of Bow Street, the main entrance to Bow Street Mall Shopping Centre and Lisburn Square.
- Market Place is a busy vehicular thoroughfare through the city centre, close to Lisburn bus station.
- Neighbouring occupiers include Progressive Building Society, Abbey Insurance, Dalzell & Co, Marie Curie, Templeton Robinson, Greggs, Trespas and Iceland.
- Lisburn is Northern Ireland's third largest city with district population of 129,485 (NISRA 2020). The city occupies a strategic location on the main Belfast to Dublin transport route at the intersection of the M1 Motorway and A1 Dual Carriageway. Lisburn Railway station provides direct links with Belfast, Dublin and a number of towns throughout the province.

## DESCRIPTION

- Modern two storey mid terrace commercial building comprising ground floor retail unit and ancillary space on the first floor.
- The ground floor sales area is finished to include tiled floor, fire alarm, security alarm, air con while the first floor ancillary space has modern fitted units, 4 ring glass topped hob and oven built in, modern suspended ceiling with diffusers and downlighters.

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## ACCOMMODATION

Description	Sq M	Sq Ft
Frontage	8.42m	27'8ft
Ground Floor Shop	144	1,550
First Floor	126	1,356
Rear Service yard		(Shared use)
<b>Total Net Internal Area</b>	<b>270</b>	<b>2,906</b>

## LEASE DETAILS

- Term: Length of Lease negotiable, subject to a rent review at end of Year 5.
- Rent: £20,000 per annum, plus VAT, payable quarterly in advance, plus rates.
- Repairs: Tenant responsible for interior repairs and shop front.
- Service Charge: Tenant responsible for a service charge to cover a proportion of Landlord's costs for maintenance and repair of the exterior, the rear service yard, buildings insurance and management fees, estimated at approx. £3,380 + VAT per annum.
- Security Deposit: A security deposit amounting to 3 months rent will be required, to be held by the Landlord in case of default. Alternatively, a suitable guarantor may be acceptable.

## RATES INFORMATION

- NAV: £20,800
- Rate in £ 2023/24 = 0.526146
- Rates payable 23/24 = £10,943.84
- Interested parties should check their individual rates liability directly with Land & Property Services.

## VAT

The premises are registered for Value Added Tax.



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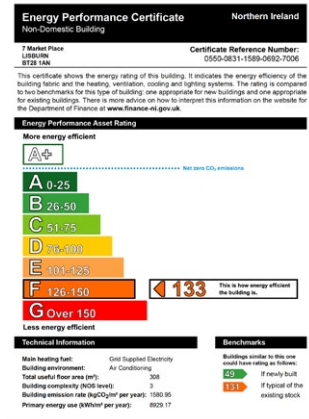


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## EPC



## CONTACT

For further information or to arrange a viewing contact:

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Not To Scale. For indicative purposes only.



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