

# TO LET - RETAIL UNIT (BY WAY OF SUB-LEASE)

36 ANTRIM STREET, LISBURN BT28 1AU

**CBRE NI**  
PART OF THE AFFILIATE NETWORK



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## Location

Lisburn is one of four cities in Northern Ireland and the third largest in the province. Lisburn has excellent road connections, located at Junction 6 of the M1 motorway, 8 miles west of Belfast. The city also connects directly to the A1 which gives ease of access to Newry and Dublin.

The subject property is located on Antrim Street which is a short distance from Bow Street. Bow Street is regarded as the prime retail pitch in the city centre and benefits from high volumes of vehicular and pedestrian footfall.

## Description

The subject property comprises a ground floor retail unit that is finished to include laminate / carpeted flooring, plastered and painted walls, suspended ceiling with recessed spot lighting. The unit further benefits from kitchen and W.C facilities.



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## Accommodation

Area	Sq Ft	Sq M
Ground Floor	932	86.66

## Lease Details

Rent	On Application
Term	Negotiable
Repairs/Insurance	Effective full repairing and insuring basis
Service Charge	A service charge will be levied to cover the cost of exterior repairs, maintenance, security and management.

## Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £11,900. The rate in the £ for 2023/24 in Lisburn and Castlereagh is £0.526146 therefore the estimated rates payable for 2023/24 are £6,261.

## VAT

All prices are quoted exclusive of VAT, which may be payable.

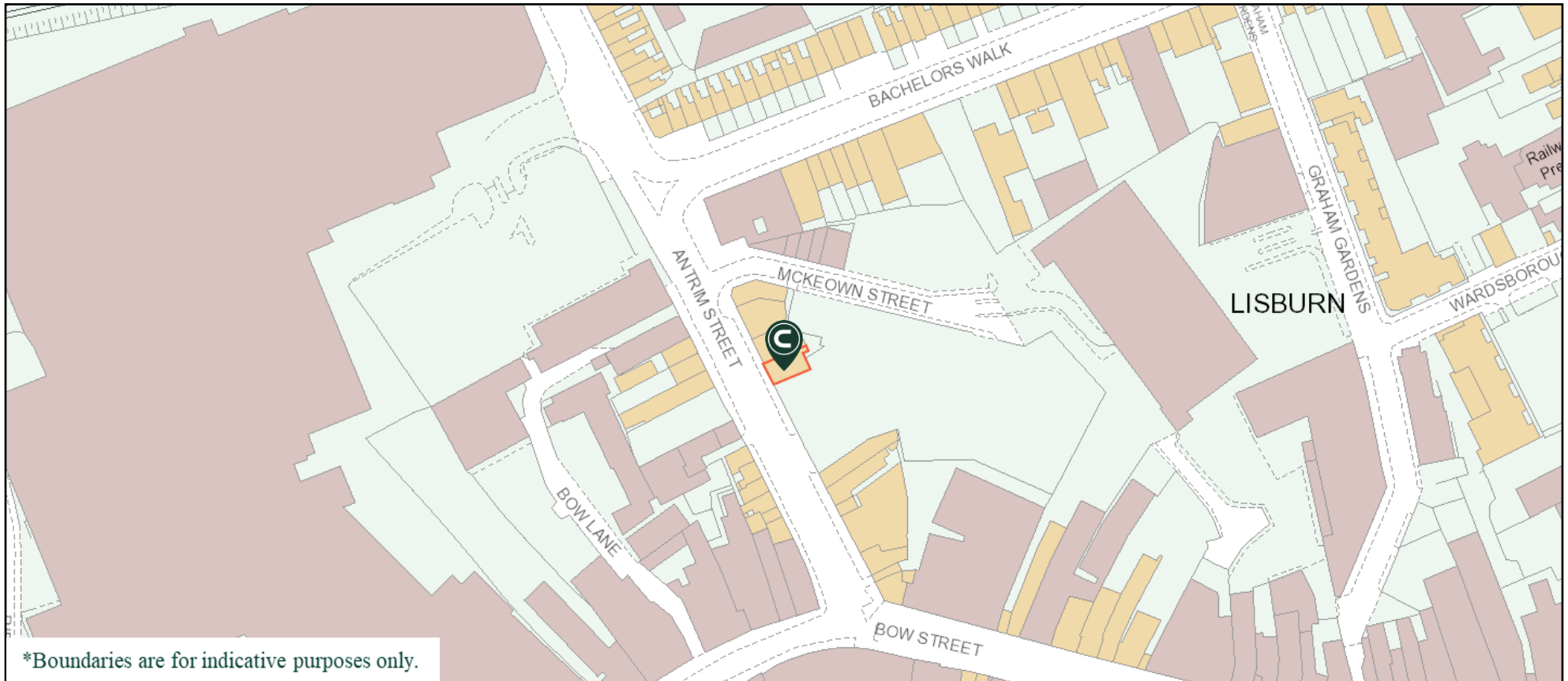
## EPC

The building has been rated as E120 under EPC regulations. A copy of the EPC Certificate is available adjacent and can be made available on request.



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## Contact Us

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