



Mid Terrace Retail Unit For Sale / To Let

10 Bow Street, Lisburn, BT28 1BN

Get more information



Excellent 3 storey retail unit.



Located on Bow Street, the main shopping street in Lisburn City Centre.



Superb owner occupier or investment creation opportunity.

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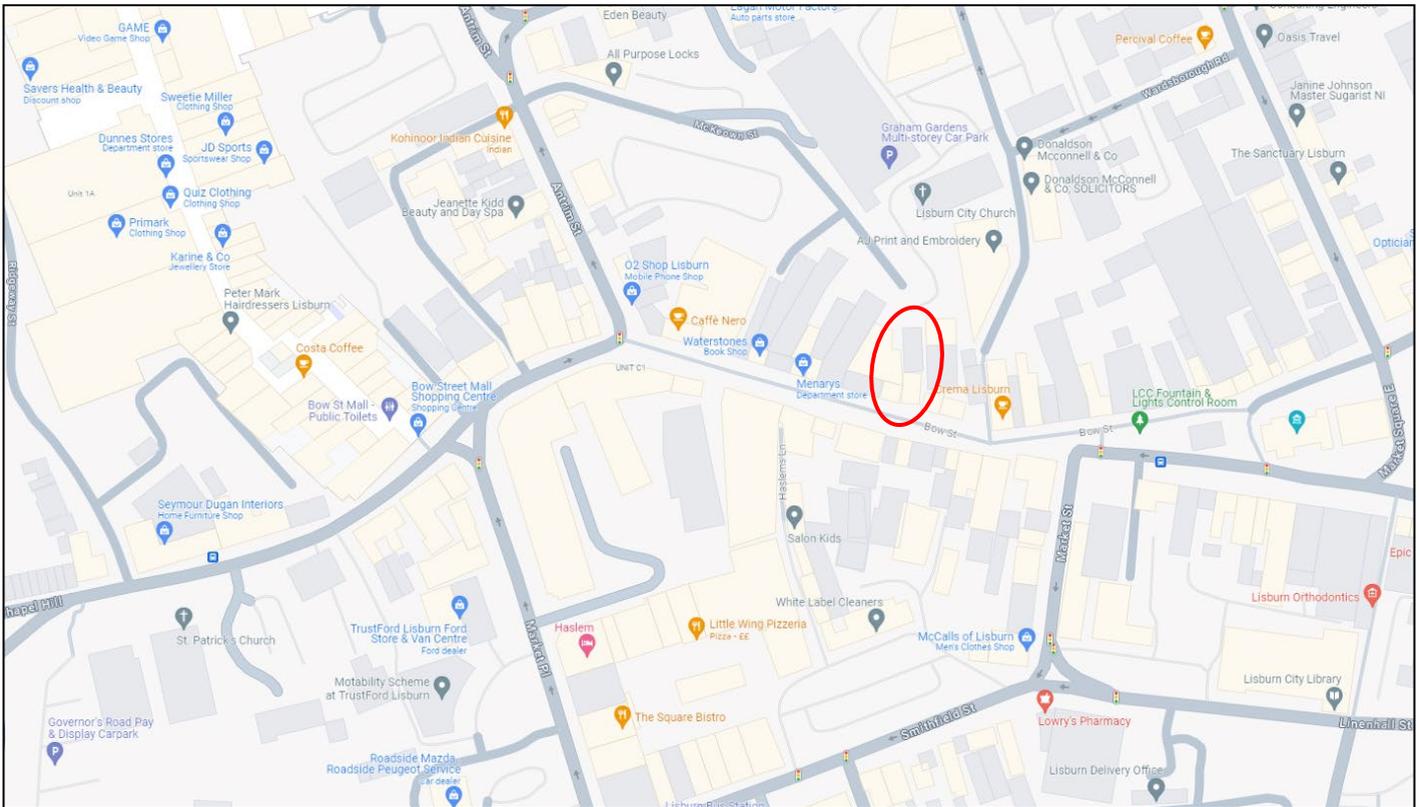
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Location

The property is located in a prominent location on Bow Street, Lisburn's main shopping street in the city centre with a variety of national and local retailers in neighbouring units.

Nearby occupiers include Hallmark, Bob & Bert's, Pandora, Tesco Express, British Heart Foundation, Ulster Bank, Nationwide and many more.

Both Smithfield Square and Lisburn Square underground car park as well as Lisburn Bus Station are located within close proximity of the subject property.

Description

The property comprises a prominent 3 storey retail building which would be suitable for variety of uses (STPP). The subject is comprised of an open ground floor retail space fitted to a high standard to include, glazed retail frontage, suspended ceiling with incorporated recessed spot lighting and A/C unit, painted plastered walls and centrally located floor electric boxes. To the rear of the ground floor is a small store.

The upper floor accommodation is further storage space and ancillary staff facilities. This may be suitable for a variety of uses subject to planning.

Accommodation

Description	Sq Ft	Sq M
Ground Floor Retail	666	61.87
Ground Floor Store	251	23.32
First Floor	578	53.70
Second Floor	353	32.79
Total NIA	1,848	171.68

Title

Assumed freehold / long leasehold title with no onerous restrictions applicable.

Sales Details

We are seeking offers in the region of £250,000

Lease Details

Term: 5 year term.

Rental: £22,500 per annum exclusive.

Insurance: Tenant to reimburse the landlord the insurance premium.

Repairs: Full repairing basis.

NAV

NAV: = £15,200

Rate in £ 24/25: = 0.547184

Rates Payable 2023/2024: = £8,317.20

VAT

All prices, rentals and outgoings are quoted exclusive of VAT which will be chargeable at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs.

EPC





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To find out more, please contact:

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