



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.

Avison Young

3rd Floor, Rose Building
16 Howard Street
Belfast
BT1 6PA

T: +44 028 90316121

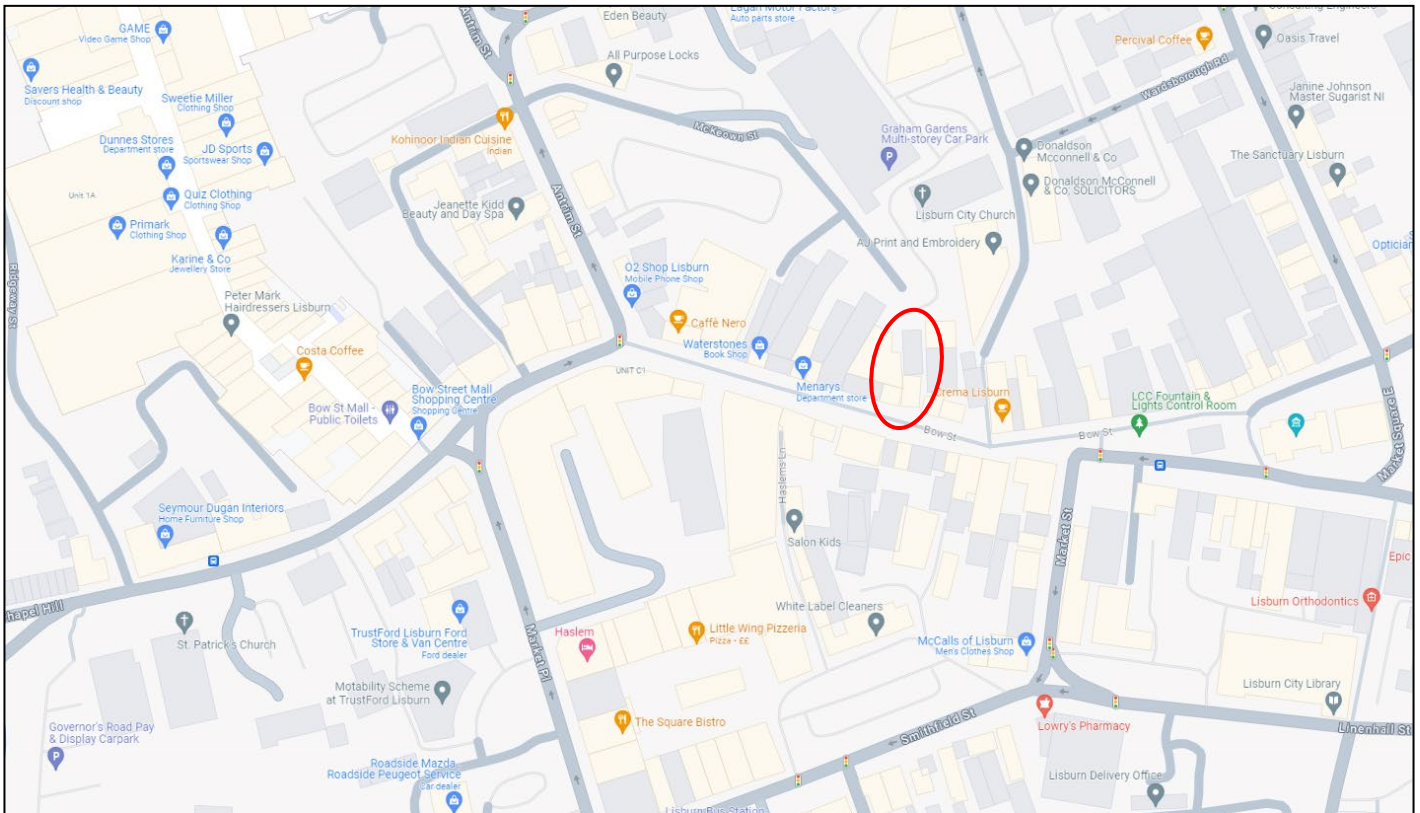
F: +44 028 90316120

E: Belfast.property@avisonyoung.com

Avisonyoung.com/ni

Retail Unit For Sale / To Let

10 Bow Street, Lisburn



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

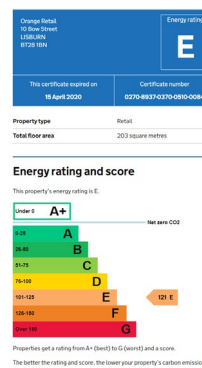
VAT

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





Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

To find out more, please contact:

Gavin Weir

+44 028 9031 6121

+44 07795 806315

Gavin.weir@avisonyoung.com

James Nelson

+44 028 9031 6121

+44 07403 821012

James.t.nelson@avisonyoung.com

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

**AVISON
YOUNG**

avisonyoung.co.uk