



Downshire
Estate Agents

Downshire Estate Agents
15 Main Street
Hillsborough
BT26 6AE
028 92 683762



TO LET

Prime Retail Unit

Comprising Ground & First Floor
£15,000 per annum excl.

17 Lisburn Street
Royal Hillsborough
Co Down
BT26 6AB

Viewing strictly by appointment only.



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TO LET – Retail Unit, 17 Lisburn Street, Royal Hillsborough, BT26 6AB.

LOCATION:-

Prime rental space in the heart of Royal Hillsborough, on the main thoroughfare, benefitting from high footfall and visibility.

Hillsborough is strategically located on the Belfast-Dublin corridor and is well served by main arterial routes, ideally situated for commuters with ease of access to both the A1 and M1 road networks, leading to Lisburn, Belfast, Dublin and beyond.

The picturesque and affluent village of Hillsborough offers an ever-expanding variety of speciality shops, artisan cafes, bespoke boutiques, ward winning bars and restaurants, and tourist attractions with beautiful walks through both the Forest Park and Hillsborough castle and gardens.

DESCRIPTION:-

The subject property is a two-storey unit with both front and rear door access offering excellent sales space on the ground floor and ancillary space plus W.C. and kitchen facilities on the first floor. This self-contained retail unit is currently in a fitted condition and benefits from strong frontage on to main street with a display window on each floor. The property is in excellent decorative order with minimal ingoing expenditure and benefits from gas fired central heating, and one staff parking space to the rear.

	Sq M	Sq Ft
Ground floor :-	c.37.16	c.400
First Floor:-	c.37.16	c.400

LEASE DETAILS:- (Available from June 2024)

TERM: Negotiable

RENT: £15,000 per annum exclusive.

RATES: We are advised by Land and property Services of the following information: -

NAV £6500. Rate poundage Lisburn & Castlereagh 2023/24 - £0.526146

RATES PAYABLE - £3314.72 per annum approx.

(Interested parties are advised to make their own enquiries of the Local Authority for verification purposes)

REPAIRS: Effective full repairing and insuring lease.

EPC: Available on request.



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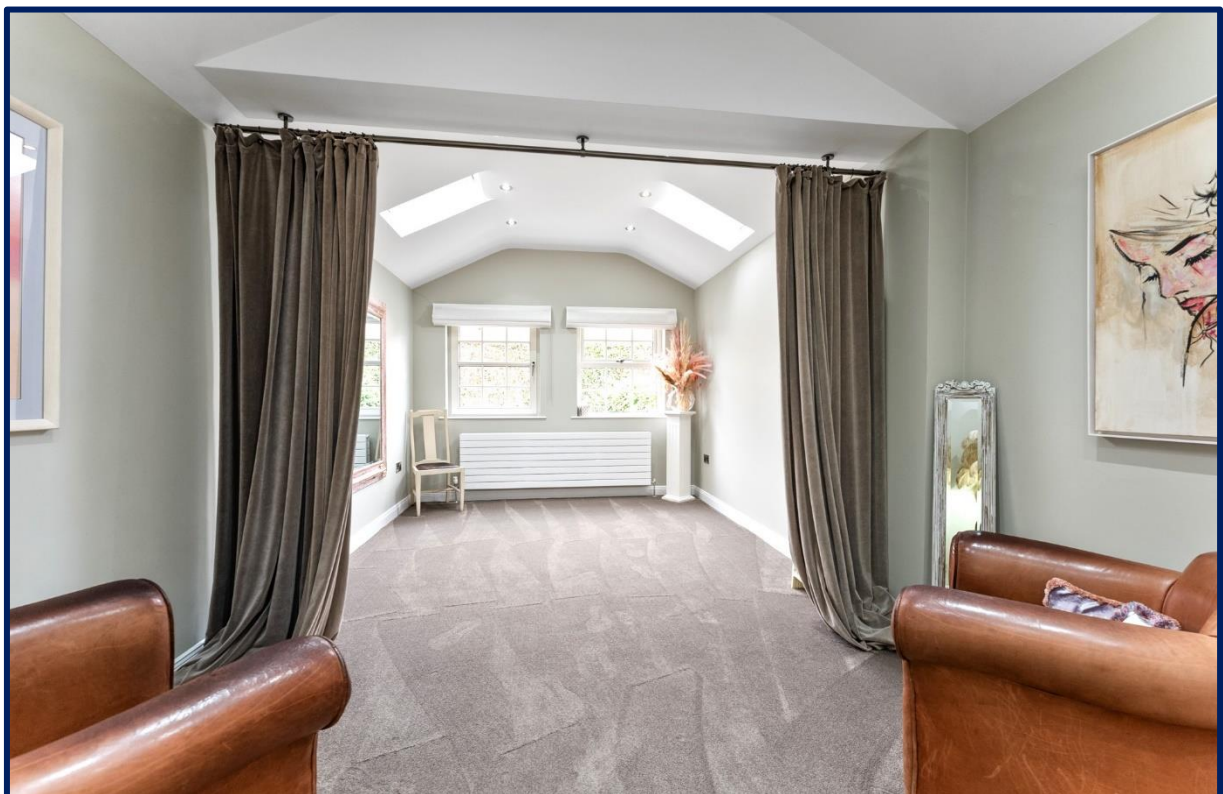
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INFORMATION FOR APPLICANTS: -

All Applicants will be required to fill in an application form, provide a deposit and a guarantor.

All details are subject to contract and without prejudice.

VIEWING:-

Strictly by appointment with sole agents Downshire Estate Agents.

Please contact our Hillsborough office: -

Tel :- 028 92 682762

E.mail:- Info@Downshiresstatesgents.co.uk



PRS Property
Redress
Scheme

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