



To Let Modern Retail & Office Unit

Ground Floor & Second Floor, 11-13 Market Square East,
Lisburn BT28 1AE



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COMMERCIAL

028 90 500 100

SUMMARY

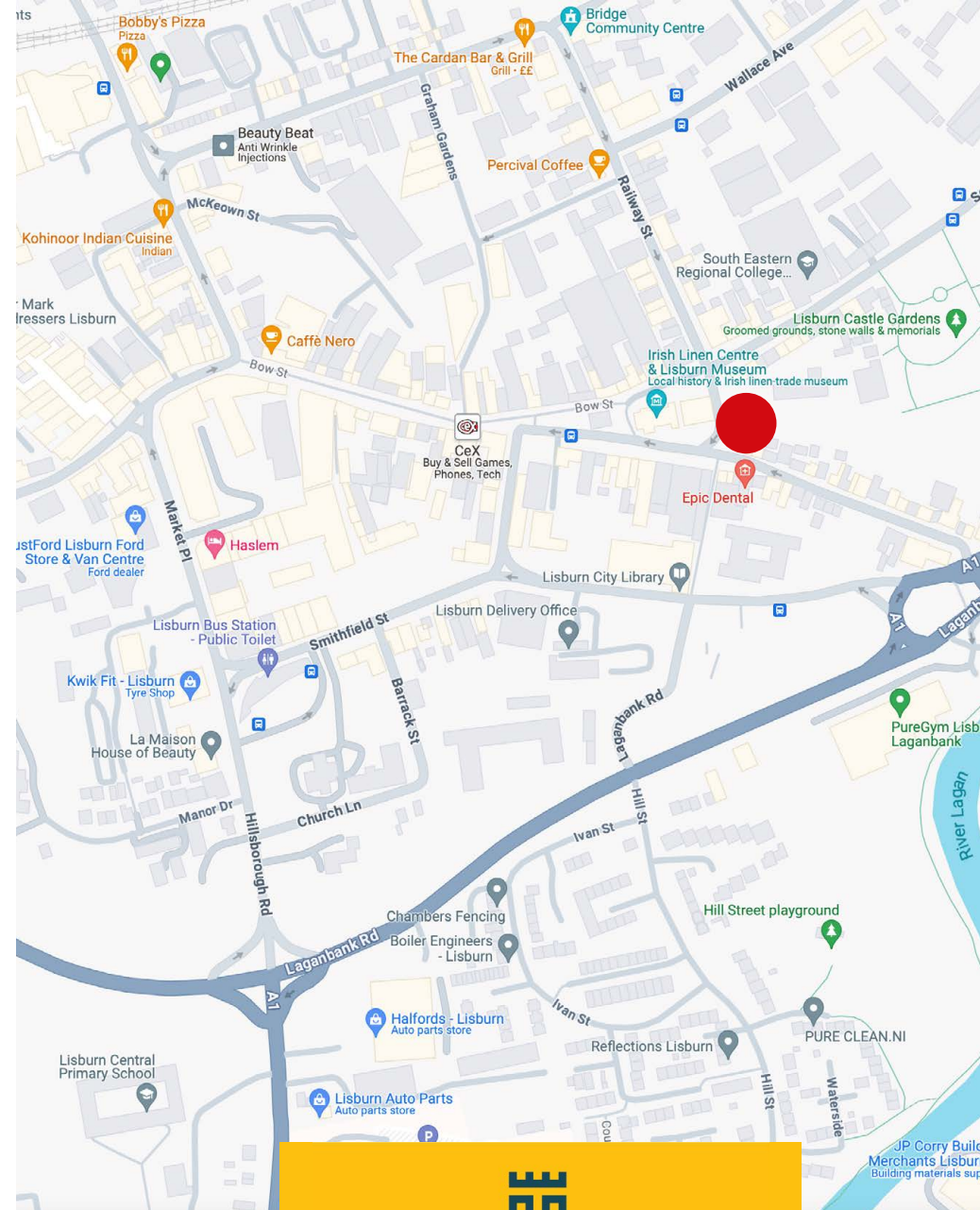
- High specification retail/office unit on ground and second floor with total area of approximately 146 m² (1,570 ft²).
- Prominent location on Market Square East in Lisburn City Centre.
- Availability: 1st August 2024

LOCATION

- The premises are located in Lisburn City Centre on the eastern side of Market Square at the top of Bow Street. Market Square has undergone extensive public realm improvements by Lisburn and Castlereagh City Council in recent years.
- Lisburn is located approximately 8 miles south of Belfast with an estimated population of 115,000 persons. The city benefits from an excellent roads infrastructure with 2 motorway intersections providing easy access from surrounding towns and villages while the railway station, which is located on the main Belfast to Dublin route, is approximately 250 metres from the subject.

DESCRIPTION

- The subject comprises a modern ground floor office/retail unit with ancillary offices and staff accommodation on the second floor.
- The building was refurbished in 2014/15 and the suite is finished to a high specification to include carpet floor finishes, plastered and painted walls and suspended ceilings with recessed lighting, electric heating together with fitted kitchen, second floor tea point and WC.



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ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Open Plan Office	72.99	785
	Kitchen (fitted)	4.55	49
	Understair (storage)	1.90	20
Net Internal Area (GF)		79.44	854
Second Floor	Open Plan Office	34.10	367
	Office 1	1.60	143
	Office 2	11.52	12
	Store (into eaves – to 5ft head height)	7.65	82
	WC		
Net Internal Area (SF)		66.52	716
Total Net Internal Area		145.96	1,570

Note: Sub-division of the floors may be considered, subject to tenant's requirements.

LEASE DETAILS

Term:	Negotiable, subject to a minimum of 3 years.
Rent:	£18,750 per annum, exclusive.
Rent Review:	Upwards only every three or five years.
Repairs & Insurance:	Tenant responsible for internal repairs and reimbursement of a fair proportion of the cost of external repairs and building insurance premium to the Landlords.

RATES

We understand that the property has been assessed for rating purposes, as follows:

Estimated NAV: £11,200

Rate in £ 2024/25 = 0.547184

Therefore Rates Payable 2024/25 = £6,128.46

Note: Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

The property is not registered for Value Added Tax.



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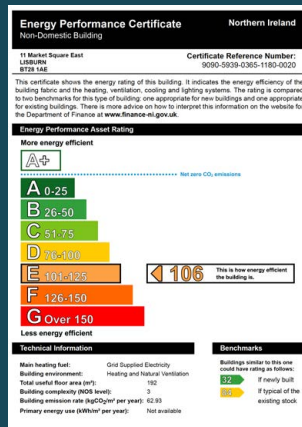
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EPC



CONTACT

For further information or to arrange a viewing contact:

Brian Wilkinson
bw@mckibbin.co.uk

Ben Escott
be@mckibbin.co.uk

McKibbin Commercial Property Consultants
Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG
02890 500 100
property@mckibbin.co.uk
www.mckibbin.co.uk

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