



To Let Prime Retail Premises

60 Bow Street, Lisburn, BT28 1BN

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**FRAZER
KIDD**

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Summary

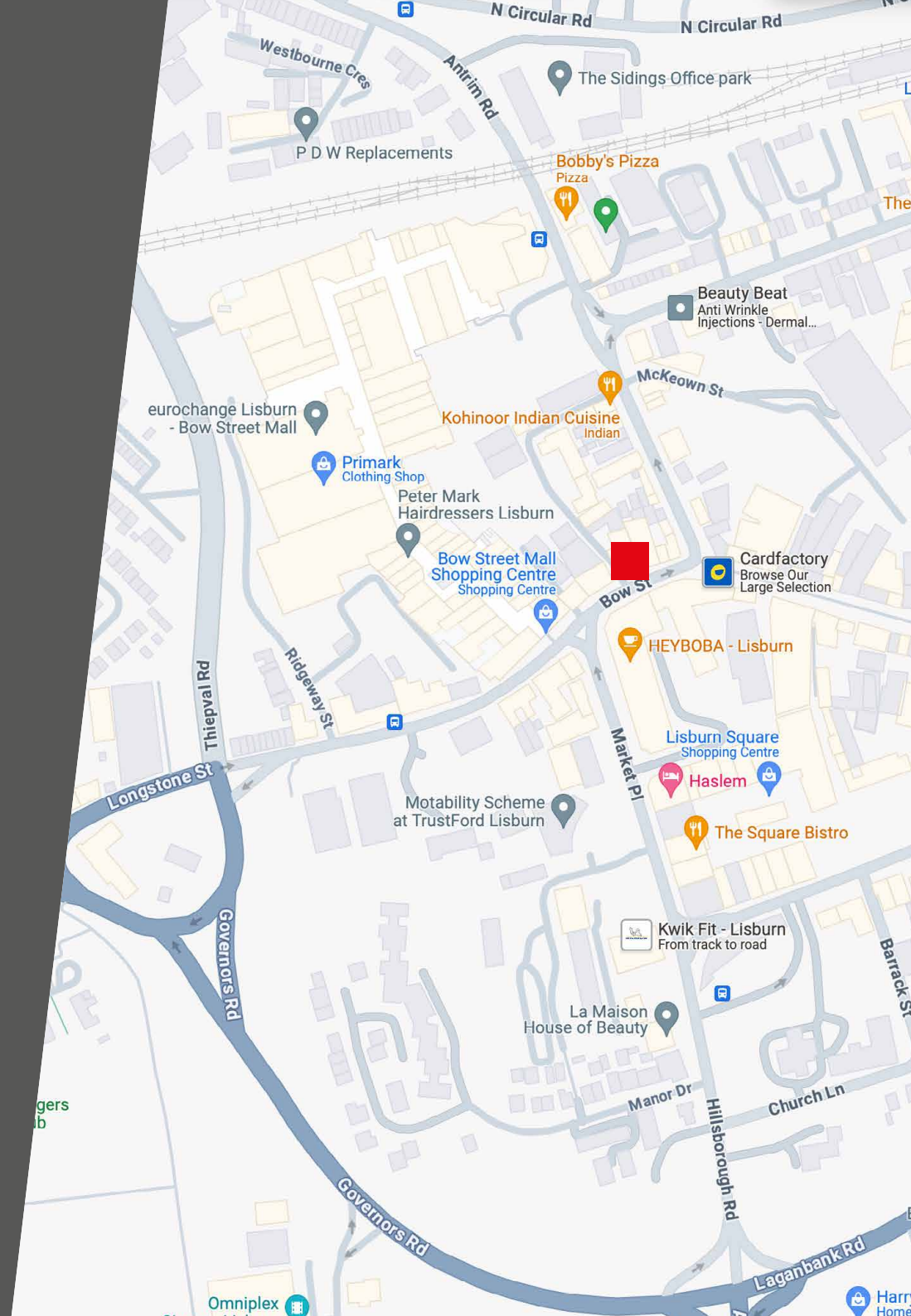
- Occupies a prime retailing pitch on Bow Street, Lisburn.
- The property is fitted to a good standard extending to c. 1,410 sq ft.
- Neighbouring occupiers include Greggs, Trespass, Gordons Chemist & Iceland.
- Suitable for a range of commercial uses, subject to any statutory planning consents.

Location

The City of Lisburn is the second largest population centre in Northern Ireland and has an estimated catchment population in excess of 500,000 persons within a 30-minute drive.

The property occupies an excellent position in the heart of Lisburn City Centre, strategically positioned between two prime shopping locations, Bow Street Mall Shopping Centre and the pedestrianised area of Bow Street. This bustling and high-profile retailing location benefits from high volumes of passing footfall and vehicular traffic.

Additional neighbouring occupiers include Caffé Nero, Boots, Holland & Barrett and Poundstretcher. Please see enclosed GOAD plan of surrounding occupiers in relation to the subject premises on Page 5 of the Brochure.



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Description

The property comprises a spacious open plan ground floor commercial premises, which is currently fitted to a good standard including tiled flooring, plastered and painted ceiling with recessed lighting, air-conditioning and a large and highly visible floor to ceiling height glazed shop frontage with electric roller shutter door.

To the rear of the shop floor is a small kitchenette, bathroom and store area. There is a gated and secure communal yard area to the rear of the premises, which is convenient for deliveries.

Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Description	Sq. M	Sq. Ft
Sales Area:	113.37	1,220
Store:	8.17	88
Kitchen:	9.44	102
Total Approximate Net Internal Area:	130.98	1,410

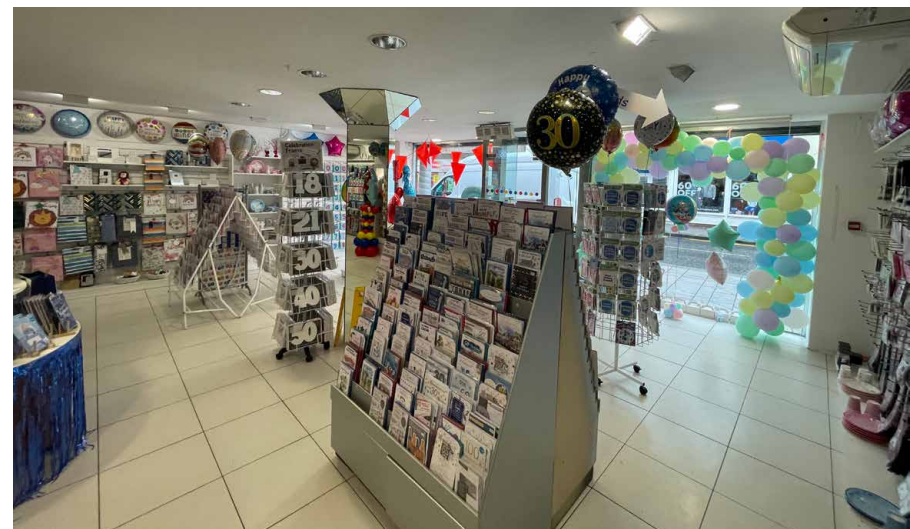
Rates

NAV: £19,300

Non-Domestic Rate in £ (24/25): 0.547184

Rates Payable: £10,560.65 per annum

*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).



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Lease

Length of lease by negotiation.

Rent

Inviting offers in the region of £21,000 per annum.

Repair

Tenant responsible for interior repairs and exterior repairs by way of service charge.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the building of which the subject premises forms part, to include building insurance and agents' management fees, which are calculated at 5% plus VAT of the annual rent.

VAT

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

Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk



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For further information please contact:

Brian Kidd
07885 739063
bkidd@frazerkidd.co.uk

Neil Mellon
07957 388147
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