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028 9266 6638

Dalzell

TO LET



92e Warren Gardens BT28 1HW

A fantastic commercial unit suitable for a variety of uses (subject to necessary consents) in a neighbourhood scheme with other occupiers including Winemark, The Garvey hot food takeaway and a petrol filling station and retail supermarket .

Adjacent to Old Warren Primary School and Lisnagarvy High School in a popular high density residential area.

The subject is also in close proximity to Lagan Valley Hospital & Lisburn Omniplex and a short drive to Sprucefield and the M1 Motorway.

The property provides roller shutters over large glazed front windows and is finished with painted walls and tiled floors. There is a kitchen and WC to the rear with access to a recently finished tarmac communal car park.

This unit is sure to appeal to a wide range of occupiers.

TO LET

£13,500 pa

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The overall size of this unit is c.935 sq ft (c.87 sqm) and comprises as follows:

Main Shop c.66 sqm (c.710 sq ft)

Kitchen c.21 sqm (c.225 sq ft)

WC

Frontage c.5 metres

Lease Details

Rent: £13,500 pa exclusive + outgoings.

Term: By negotiation.

Repairs: Tenant responsible for effective external & internal repairs via a service charge.

Insurance: Landlord to insure building and tenant reimburses the Landlord via a service, approx.. £1,295 per annum for the year 2024/25.

Service Charge: Approx £768 per annum for year 2024/25.

Rates: Tenants responsibility. Estimated rates payable 2024/25 £3,009.51 *

* does not include any reductions such as small business rates relief.

VAT: will be applicable

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£13,500 pa exclusive

Location: Off Warren Gardens

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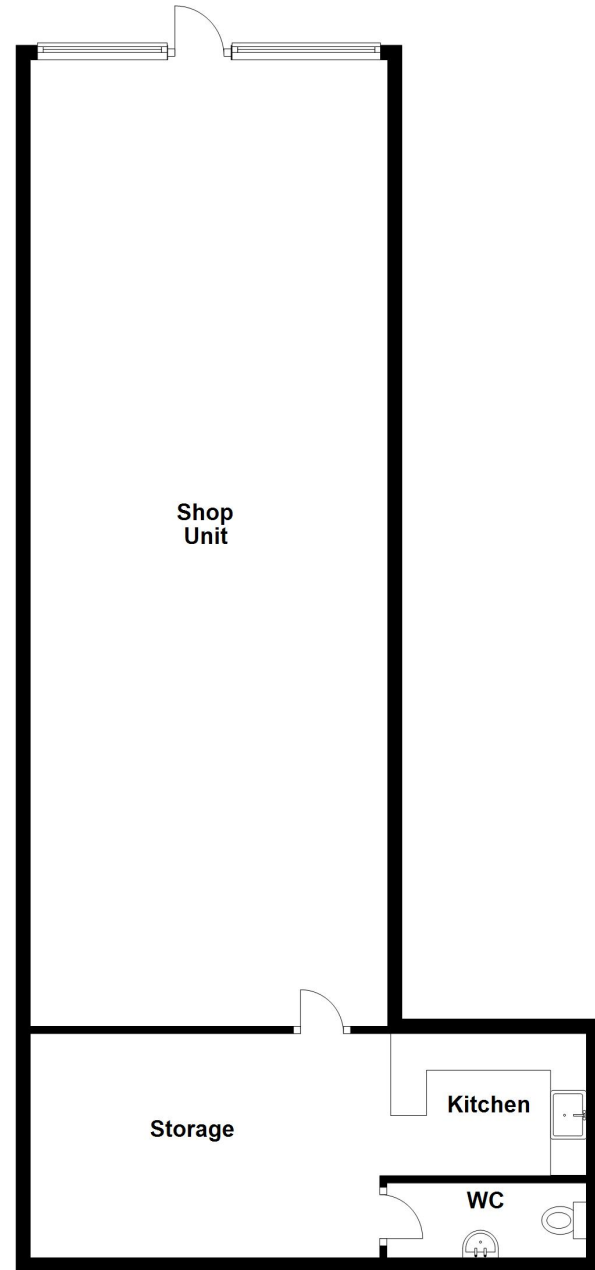


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Ground Floor



More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

77 This is how energy efficient the building is.

Plan prepared by EASS ' www.eassni.com ' To be used as a guide only
Plan produced using PlanUp.



Sell with **Dalzell**



Should this property be of interest to you but you need to sell your own house first, we also offer a **free valuation service**. Contact our office to arrange a suitable time for a valuer to call with you. Please note that we have not tested any services, fittings, fixtures or apparatus. Interested parties must undertake their own investigation into the working order of the items. All photography and floor plans (if applicable) along with measurements are approximate and provided for guidance only. These particulars do not constitute any part of an offer or contract. None of the statements are to be relied on as representations or statements of fact, and all intending purchasers must satisfy themselves by inspection or otherwise to their accuracy. No person in the employment of Dalzell Property has the authority to make or give any representation or warranty in respect of the property.

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