

**FOR SALE /
TO LET**

**PRIME GROUND
FLOOR RETAIL**
C.2,225 SQ FT
EPC: E117


**FRAZER
KIDD**

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9023 3111**
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ymca
lisburn

To Let/For Sale
Prime Ground Floor Retail Premises
26 Market Square, Lisburn, BT28 1AG


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Summary

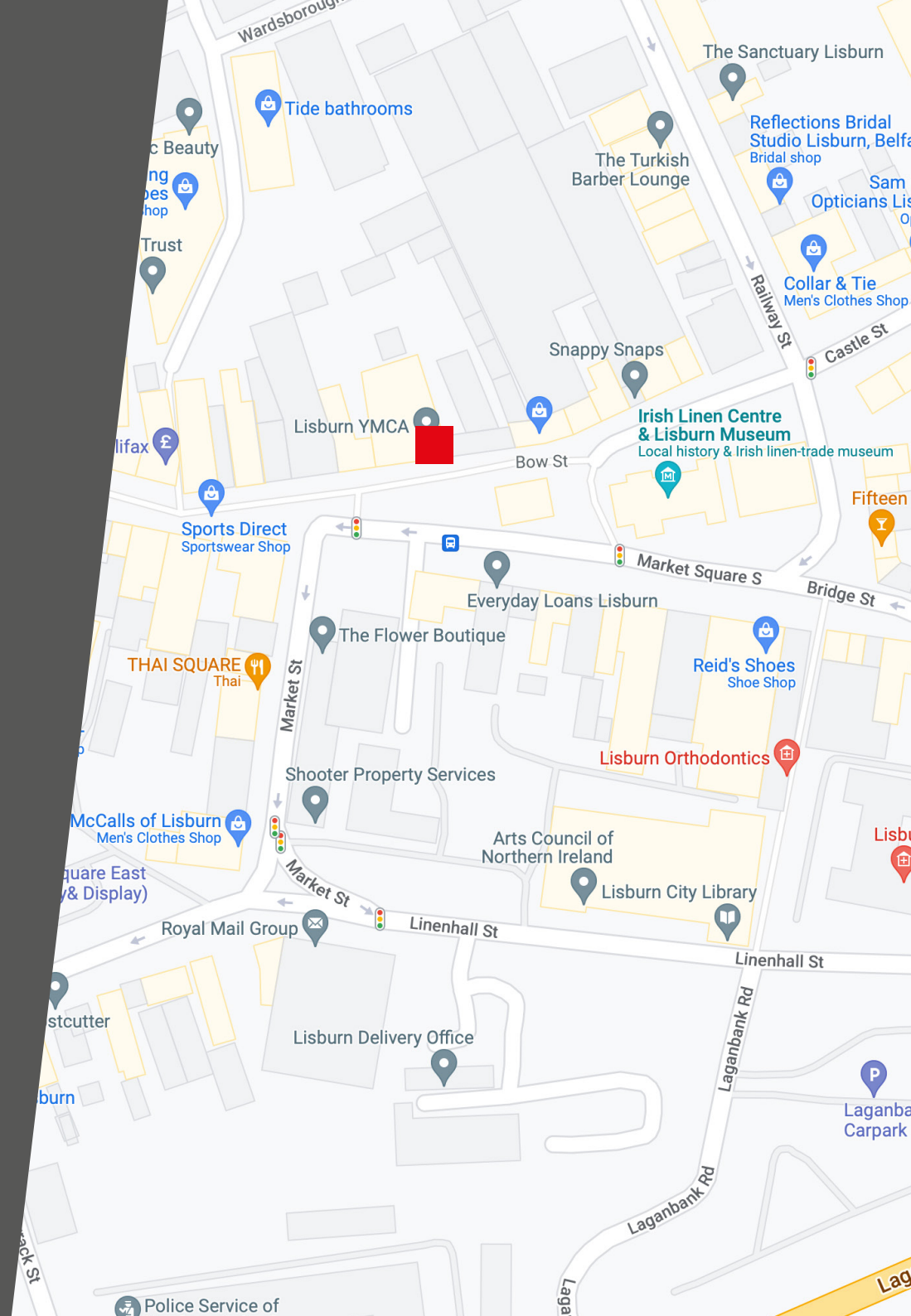
- Excellent ground floor retail premises c. 2,225 sq ft with office accommodation.
- Located on Market Square which is the main pedestrian route in Lisburn City Centre.
- Fitted to include air-conditioning and a highly visible glazed shop frontage.
- Suitable for a range of potential uses, subject to planning.

Location

The subject property is situated on Market Square which is connected to Bow Street, together these form the main pedestrian walkway in Lisburn city centre. The rail station and numerous public car parks are also within a few minutes' walk.

Lisburn City is situated approximately 10 miles southwest of Belfast and is the third largest city in Northern Ireland. With a district population of c. 135,000 persons (2011 Census), it is strategically located just off the M1 motorway which along with its excellent rail links, ensures its popularity as a commuter hub whilst it also benefits from a strong manufacturing and warehouse/distribution sector.

Some neighbouring occupiers include; The Irish Linen Museum, Smyth Patterson Department Store, River Island, Greens Food Fare and Jeffers Home Bakery.



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Description

The property comprises an excellent ground floor retail premises which is currently occupied by Cancer Focus. The ground floor comprises a spacious open plan sales area with 3 well fitted offices to the rear of the building, also including a kitchen and disabled toilet facilities.

The property is fitted throughout to include a highly visible glazed shop frontage, suspended ceiling with recessed lighting, a mix of wooden laminate and carpeted flooring throughout, air conditioning, plastered and painted walls.

Accommodation

We calculate the approximate areas of the property to be as follows:

Description	Sq.M	Sq.Ft
Sales Area	151.66	1,632
Office 1	19.30	208
Office 2	19.17	206
Office 3	14.61	157
Kitchen	4.81	52
Net Internal Area:	209.55	2,255

Rates

NAV: £24,800

Rate in £ (2024/25): 0.547184

Estimated Rates Payable: £13,570.16

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



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Rent

Inviting offers in the region of £22,500 per annum.

Sale Price

Inviting offers in the region of £195,000.

Repair

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

Insurance

Tenant responsible for repayment of the landlord's building insurance premium.

VAT

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

Management Fee

Tenant responsible for payment of agent management fees calculated at 5% + VAT of the annual rent.

Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

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Disclaimer

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