

# TO LET – PRIME RETAIL / CAFÉ PREMISES

32 Bow Street, Lisburn, BT28 1BN

**CBRE NI**

PART OF THE AFFILIATE NETWORK





# TO LET – PRIME RETAIL / CAFÉ PREMISES

32 BOW STREET, LISBURN, BT28 1BN

## Key Benefits

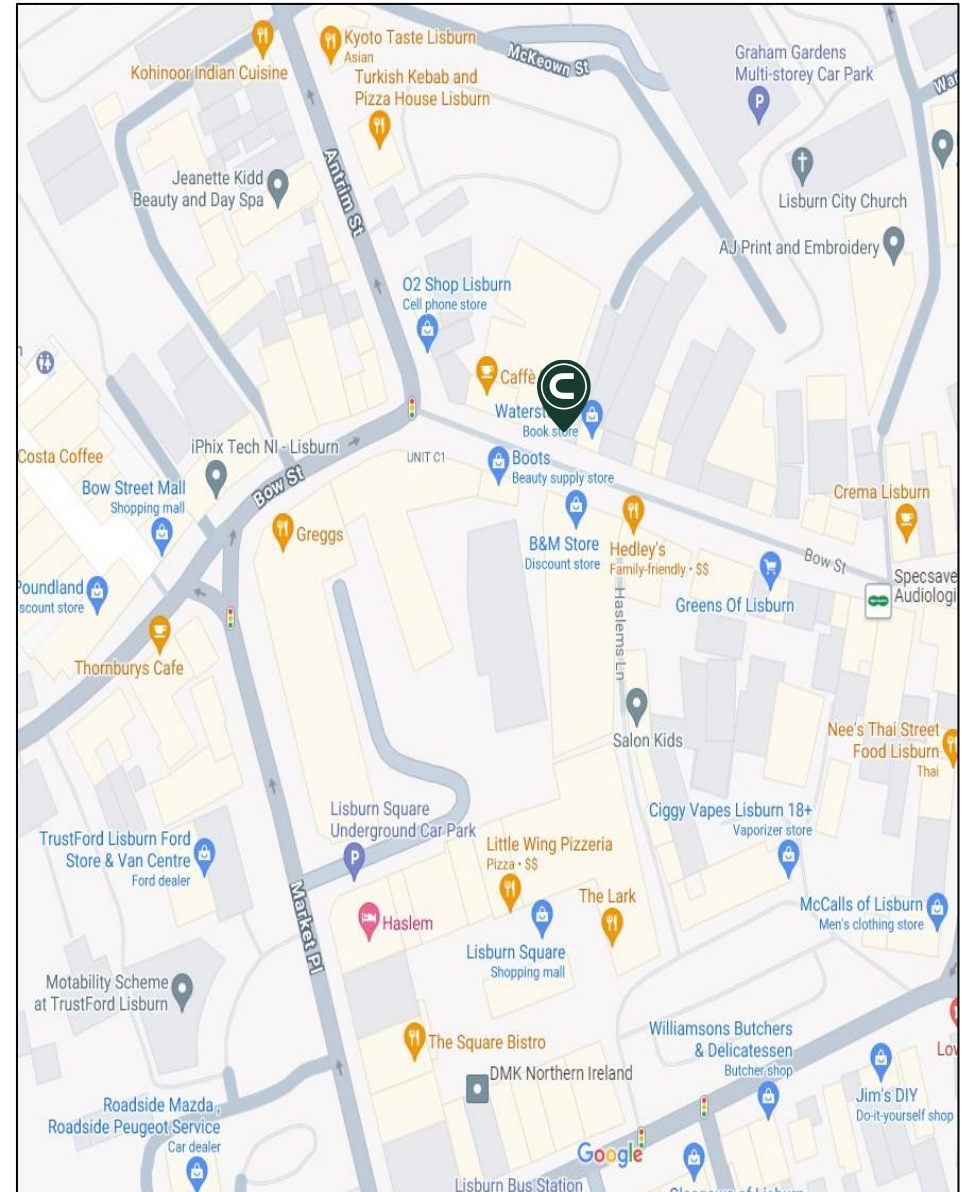
- Prime location on Bow Street
- Suitable for use as a café

## Location

Lisburn is one of four cities in Northern Ireland and the third largest in the Province. Lisburn has excellent road connections, located at Junction 6 of the M1 motorway, 9 miles west of Belfast. The city also connects directly to the A1 which gives ease of access to Newry and Dublin. The subject property is situated on Bow Street which has been traditionally regarded as the prime retailing pitch in Lisburn city centre. Neighbouring occupiers include Waterstones, Poundstretcher, Caffe Nero and B+M.

## Description

The subject property comprises a 2-storey commercial building with excellent frontage onto Bow Street. The ground floor benefits from an open plan retail area with WC facilities to the rear. The first floor comprises 3no. offices and WC's. The building also benefits from private parking to the rear which is accessed via McKeown Street.



# TO LET – PRIME RETAIL / CAFÉ PREMISES

32 BOW STREET, LISBURN, BT28 1BN

## Accommodation

Area	Sq M	Sq Ft
Ground Floor	141.95	1,528
First Floor	106.93	1,151
Total	248.88	2,679

## Lease Details

Term	By negotiation
Rent	£20,000 p.a. + VAT
Repairs	Tenant will be responsible for internal repairs.
Insurance	The tenant will reimburse the landlord with a fair proportion of the insurance premium.

## VAT

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

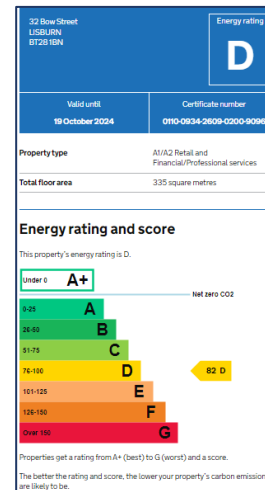
## Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £14,700. The rate in the £ for 2024/25 is £0.547184 therefore the estimated rates payable for 2024/25 are £8,044.

## EPC

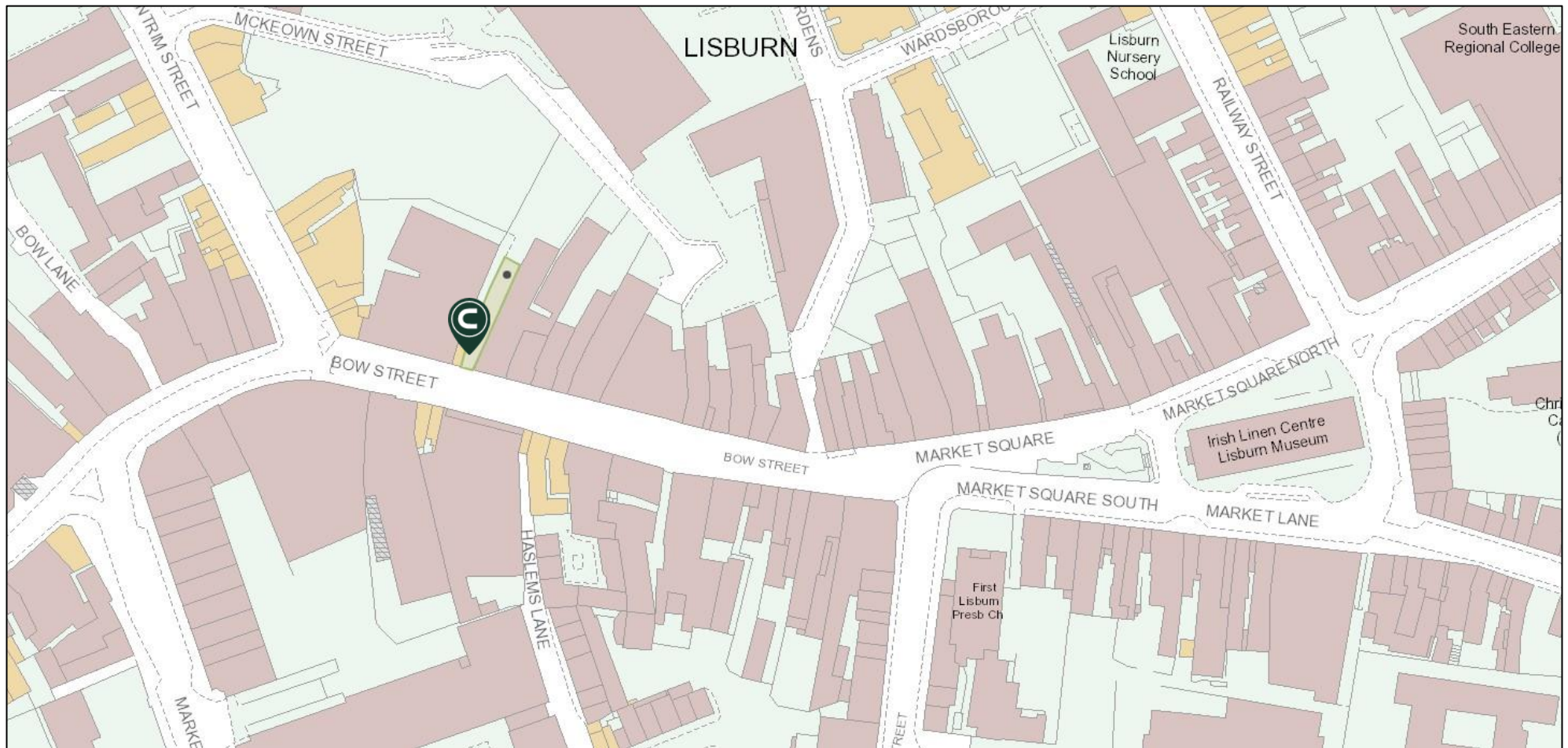
The building has been rated as D82 under EPC regulations.

A copy of the EPC Certificate is available adjacent and can be made available on request.



# TO LET – PRIME RETAIL / CAFÉ PREMISES

32 BOW STREET, LISBURN, BT28 1BN



**Stephen Smith**  
Associate Director

T: 079 7652 3666

E: [stephen.smith@cbreni.com](mailto:stephen.smith@cbreni.com)

**Rory Kelly**  
Graduate Surveyor

T: 075 5776 0331

E: [rory.kelly@cbreni.com](mailto:rory.kelly@cbreni.com)

DISCLAIMER: These particulars are issued by LDM Belfast Ltd T/A CBRE NI on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, CBRE NI for themselves and for the vendor/lessor whose agents they are, give notice that:- (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) CBRE NI, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property.

