

TO LET - RETAIL OPPORTUNITY

16 Market Square North, Lisburn, BT28 1AF

CBRE NI
PART OF THE AFFILIATE NETWORK



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Key Benefits

- Prime location on Market Square North
- Suitable for various uses subject to planning permission

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, 8 miles west of Belfast. The city also connects directly to the A1 which gives ease of access to Newry and Dublin. The property is situated on Market Square North, opposite the Irish Linen Centre and Museum, running into Bow Street which is regarded as the prime retail pitch in the city centre. Occupiers trading here include River Island, Boots, Superdrug and Poundstretcher.

Description

The subject property comprises a 2-storey commercial building with excellent frontage onto Market Square North. The unit has recently been refurbished and is finished to a high standard. The ground floor benefits from an open plan retail area with storage facilities to the rear. The first floor comprises additional storage accommodation along with kitchen and WC's.



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Accommodation

Area	Sq M	Sq Ft
Ground Floor	210.43	2,265
First Floor	124.58	1,341
Total	335.01	3,606

Lease Details

Term	By negotiation
Rent	£25,000 p.a.x.
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.

AML

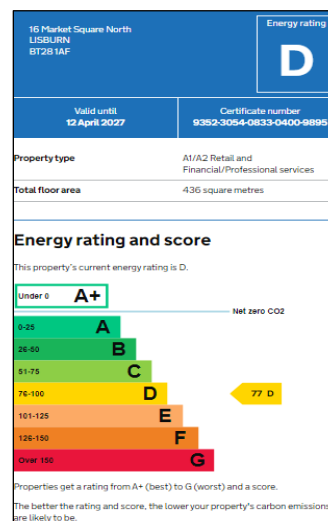
CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £22,600. The rate in the £ for 2024/25 is £0.547184 therefore the estimated rates payable for 2024/25 are £12,366.

EPC

The building has been rated as D77 under EPC regulations. A copy of the EPC certificate is available upon request.



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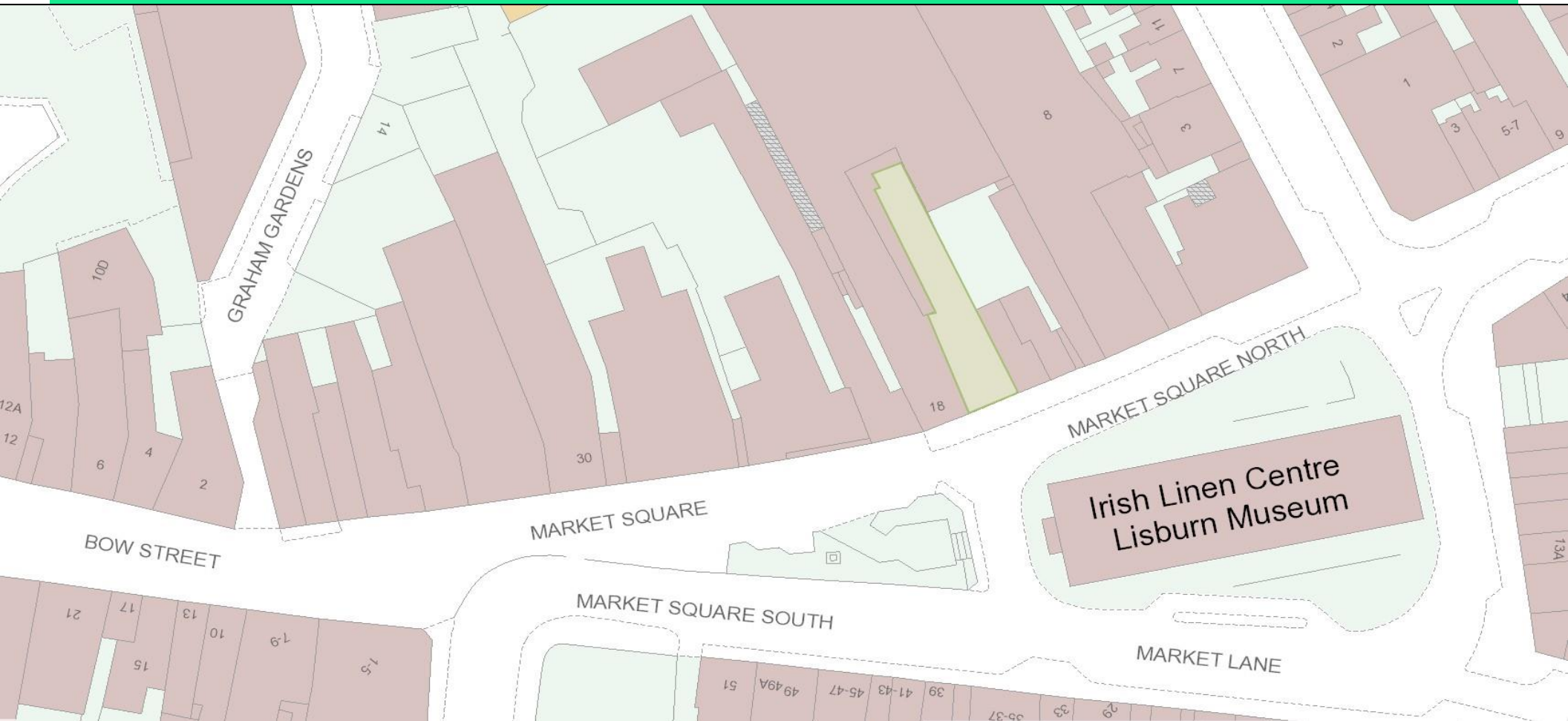
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