

# TO LET – CAFÉ / RESTAURANT OPPORTUNITY

14A 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 property comprises a mid-terrace two storey building fronting onto Market Square North. Internally, the property provides first floor restaurant accommodation to include a kitchen, seating area and WC facilities. There is further office and storage accommodation located on the second floor.



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## Accommodation

Area	Sq M	Sq Ft
First Floor	191.94	2,066
Second Floor	143.16	1,541
Total	335.10	3,607

## Lease Details

Term	By negotiation
Rent	£15,000 per annum,
Repairs	Tenant will be responsible for internal repairs.
Insurance	The tenant will reimburse the landlord with a fair proportion of the insurance premium.

## VAT

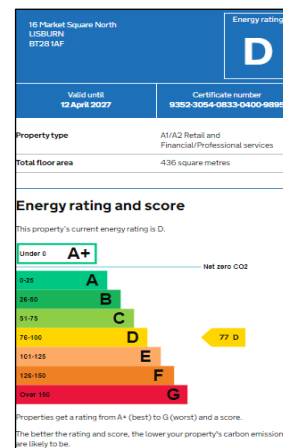
All prices are quoted exclusive of VAT, which may be payable.

## Rateable Value

Rates to be assessed.

## 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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## *Internal Photos*

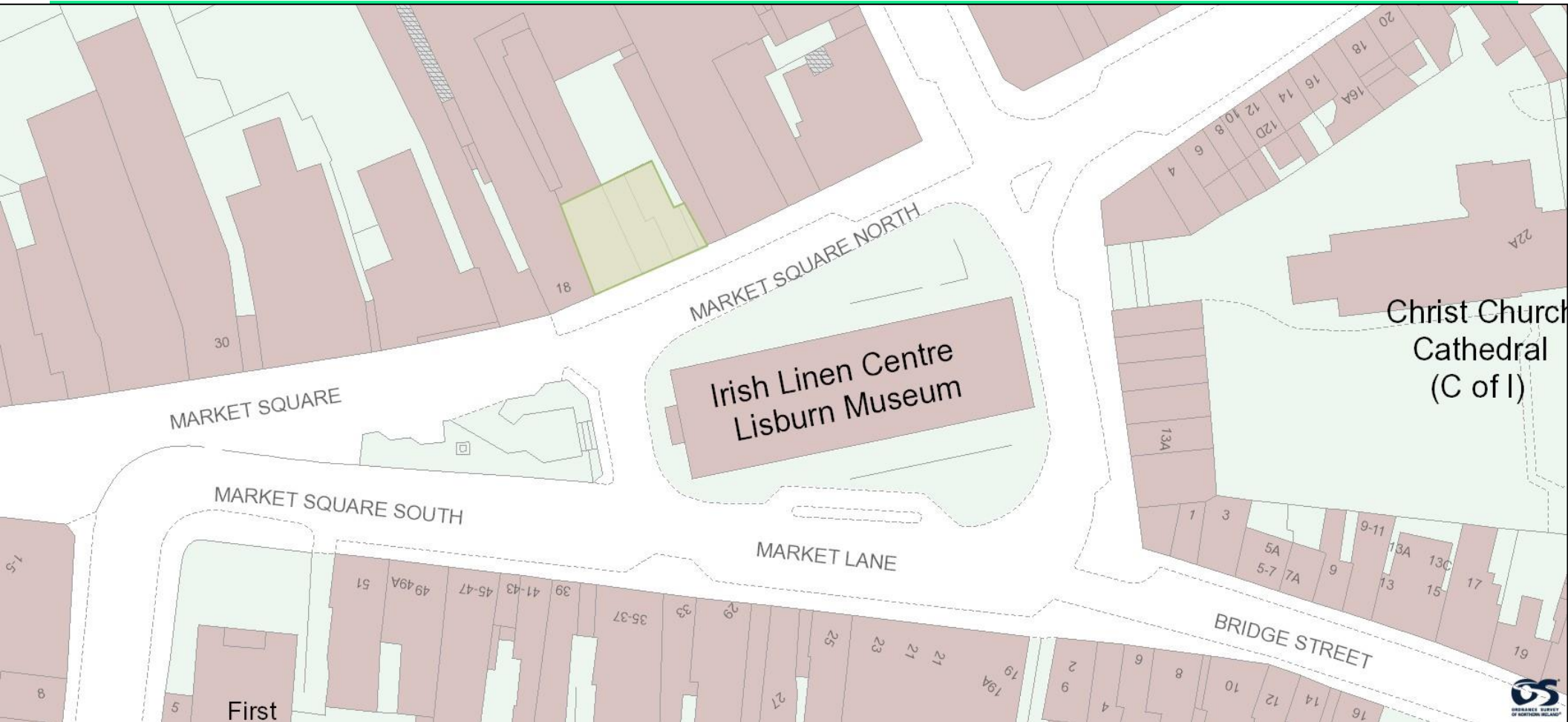




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