

# FOR SALE – GROUND FLOOR RETAIL UNIT

28 Market Square North, Lisburn, BT28 1AF



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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 B&M, Boots, Superdrug and Poundstretcher.

## Description

The property comprises a ground floor retail / café unit and was previously occupied by Daltons. The premises are partially finished to reflect the previous tenant's fit out to include laminate flooring, plastered ceiling with recessed lighting and aluminium framed shop front. WC and kitchen facilities are situated at the rear of the premises. The unit further benefits from an electric roller shutter.



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## Accommodation

Area	Sq M	Sq Ft
Ground Floor	169.69	1,826

## Sale Price

We are instructed to seek offers over **£175,000** excluding VAT.

## Title

Assumed freehold / long leasehold.

## Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £25,100. The rate in the £ for 2024/25 is £0.547184 therefore the estimated rates payable are £13,734.

## VAT

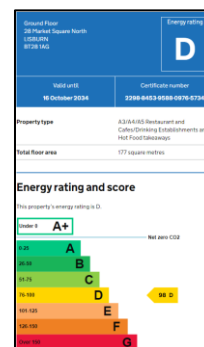
All prices are quoted exclusive of VAT, which may be payable.

## 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.

## EPC

The building has been rated as D98 under EPC regulations.

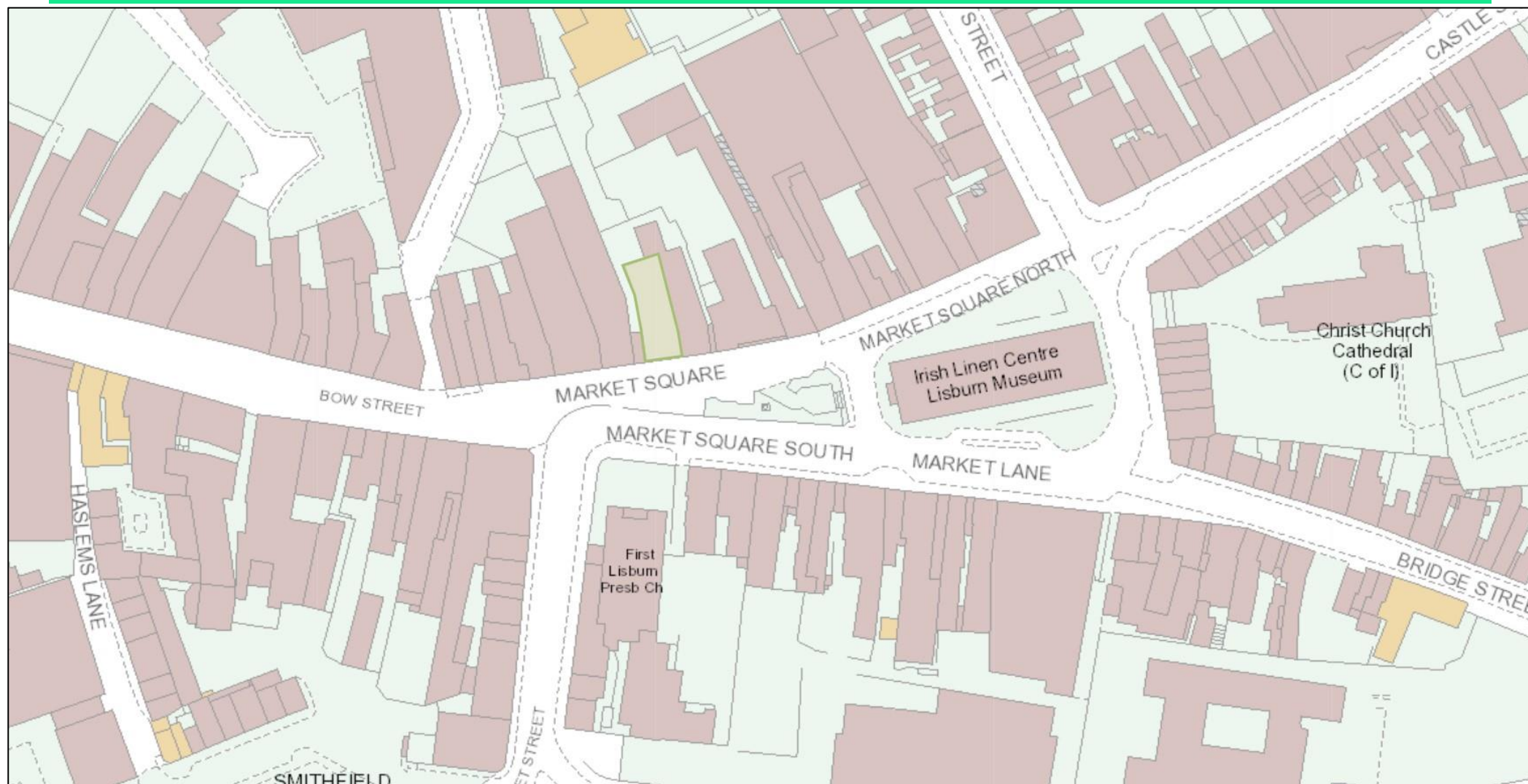


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**CBRE NI**

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