

36 Longstone Street, Lisburn, BT28 1TP

To Let (by way of Assignment or Sub-Lease)

Ground Floor Retail Unit totalling approximately 1,390 sq ft



**Lambert
Smith
Hampton**

Location

Lisburn is a City situated just 8 miles southwest of Belfast and is populated by approximately 45,370 people. The subject is located just off the roundabout linking Longstone Street, Governors Road and Chapel Hill and is in close proximity to Lisburn City Centre. Neighbouring occupiers include Garbo, Rumbles and 20-Twenty Kitchens and Bedrooms.

Description

The subject property comprises ground floor retail unit benefitting from a mixture of tiled and carpeted flooring, plastered and painted walls, suspended ceiling, spot lighting and air conditioning. The subject also benefits from a kitchenette and WC facilities as well as roller shutter door and security gate access.

Schedule of Accommodation

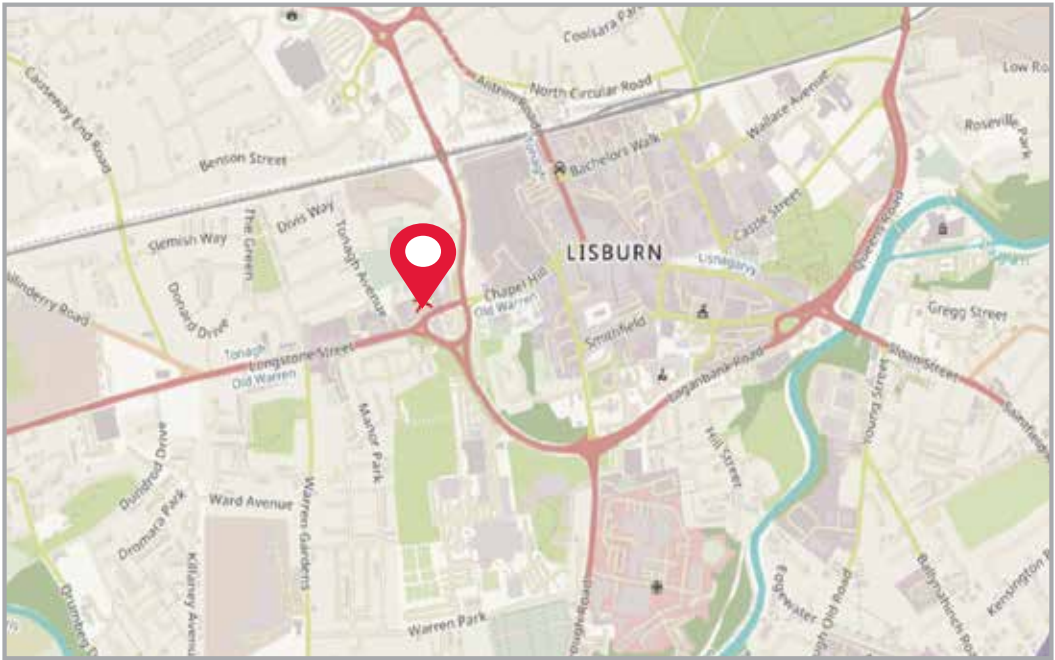
Floor	Sq Ft	Sq M
Ground Floor	1,390	129.17
Total	1,390	129.17

Lease Details

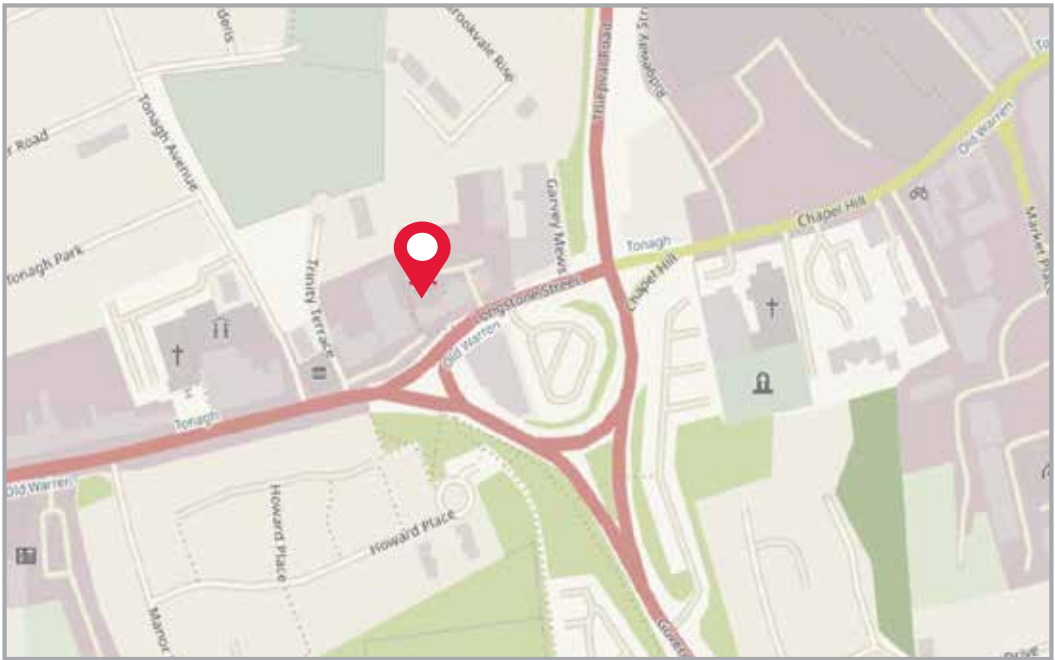
Term - By negotiation.

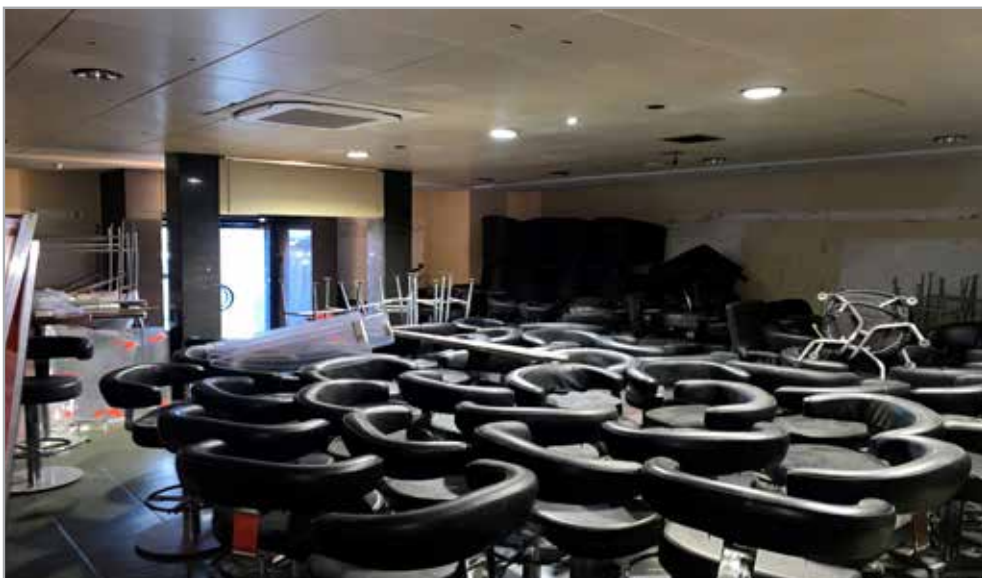
Rent - On application.

Repairs & Insurance - Tenant responsible for internal repairs and reimbursement of a fair proportion of the building insurance premium to the Landlord. Currently estimated at £1,245 psf for the year 21/22.



For Indicative Purposes Only





Rates

We have been advised by Land and Property Services of the following:-

Net Annual Value: £18,300
Rate in the £ 21/22: £0.50561
Rates Payable: £9,252.66

Energy Performance Certificate

The property benefits from an EPC rating of TBC and the Energy Performance Certificate is available upon request.

Value Added Tax

Prices, rentals and outgoings quoted are exclusive of VAT that will be charged at the prevailing rate.

Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

**Lambert
Smith
Hampton**

Tom Donnan
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