

# Part Ground Floor, House of Vic-Ryn, 1 Rathdown Road, Lissue Industrial Estate, Lisburn, BT28 2RB

## To Let

Existing Ground Floor Retail Accommodation Available Totalling Approximately 9,740 sq ft With Ample On-site Parking

Suitable For a Variety of Uses



Lambert  
Smith  
Hampton

## Location

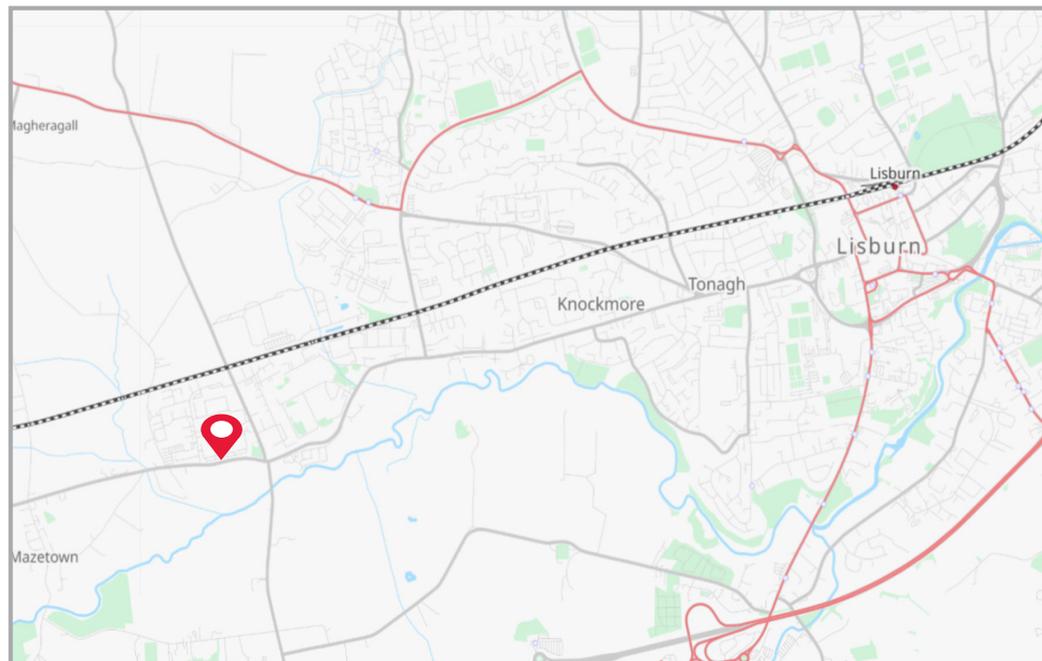
The City of Lisburn benefits from excellent levels of accessibility given its location on two Junctions (6 and 7) of the M1 Motorway and the Sprucefield interchange off the A1 Newry/Dublin dual carriageway. The location also benefits from its proximity to Belfast International and City Airports and the Ports of Larne, Belfast and Warrenpoint.

The subject property is located off the highly successful Lissie Industrial Estate, on the Moira Road just outside Lisburn, approximately 2 miles from Lisburn City Centre and 3 miles from the M1 Motorway. The Moira Road is a major arterial route into Lisburn from the M1/Moira motorway intersection. Retail occupiers within the vicinity include Stephen Moore Carpets, Lidl, House Proud, Beggs & Partners and Cafe Vic-Ryn.

## Description

The property comprises a ground floor retail unit within the House of Vic-Ryn complex and is finished to a high specification throughout. Internally the unit benefits from a mixture of carpeted and wooden flooring, suspended ceiling, LED spot lighting, air conditioning, internal sound system, plastered and painted walls and also benefits from glazed frontage as well as both pedestrian and roller shutter door access.

The property is suitable for a variety of uses and benefits from ample on-site car parking. For further information regarding alternative uses, please contact the agent.



## Schedule of Accommodation

Unit	Sq Ft	Sq M
Part Ground Floor	9,740	904.86
Total	9,740	904.86

## Lease Details

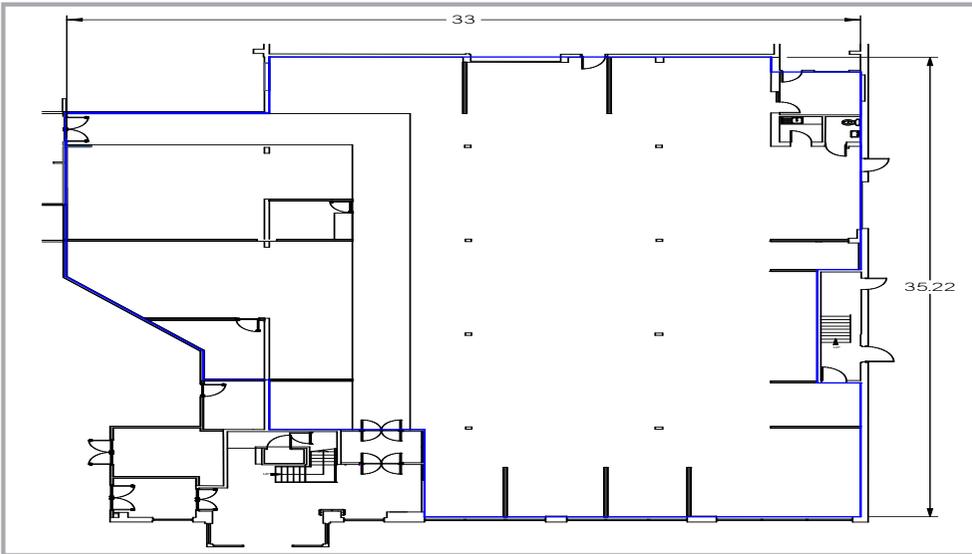
Term -	By negotiation.
Rent -	Price on application.
Repairs -	The tenant will pay a fair proportion of the repairs by way of service charge to be included within the quoted rents.
Insurance -	The tenant will reimburse the landlord with a fair proportion of the cost of insuring the premises.



For Indicative Purposes Only

Internal Images





## Rates

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

Net Annual Value 23/24: £57,100.00

Rate Pounding 23/24: £0.5261

Rates Payable 23/24: estimated £30,042.93 per annum

## Energy Performance Certificate

TBC

## Value Added Tax

We have been advised that the subject property is registered for VAT, therefore VAT will be charged in addition to the prices quoted.

## Viewing Details / Further Information

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

**Lambert  
Smith  
Hampton**

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