

TO LET – PRIME RETAIL PREMISES

61 Bow Street, Lisburn, BT28 1DR

CBRE NI

PART OF THE AFFILIATE NETWORK



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Key Benefits

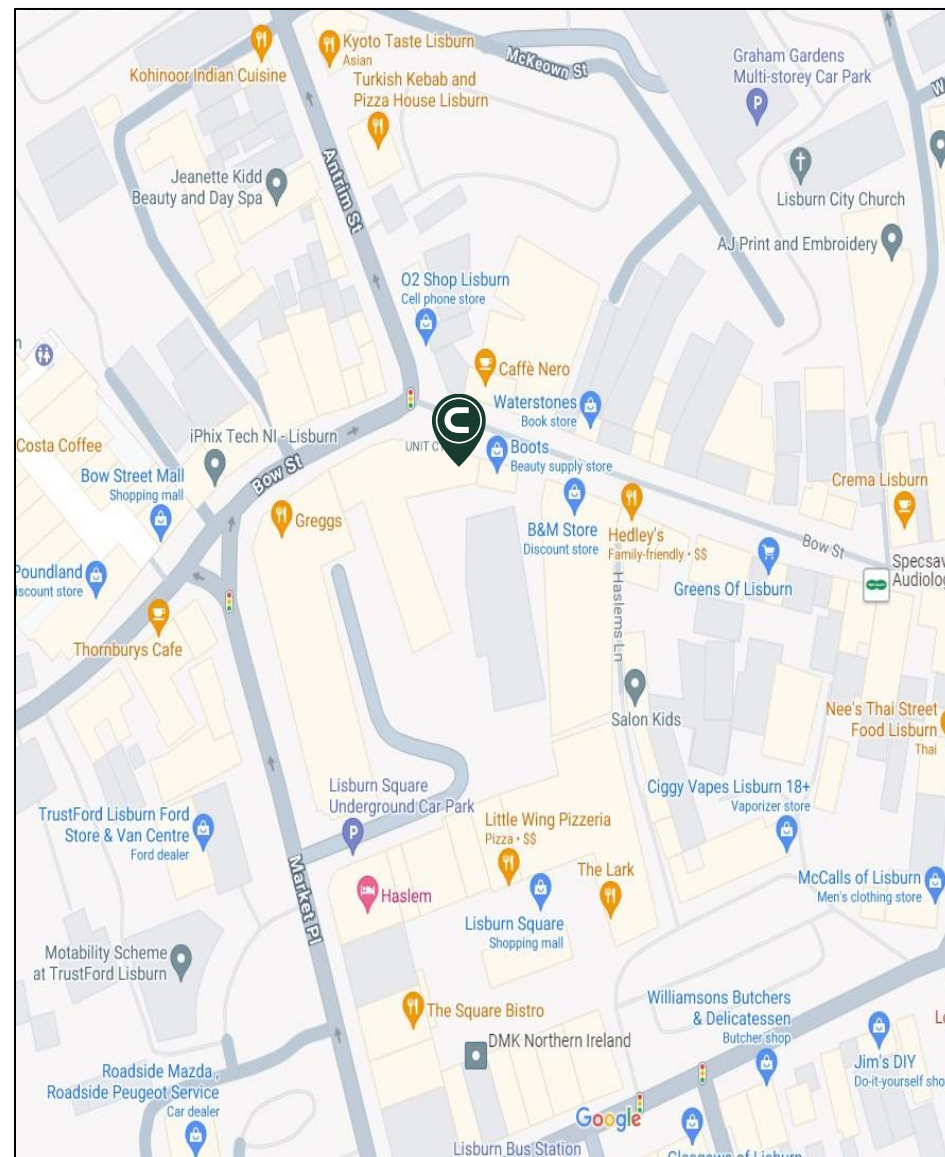
- Prime location
- Available immediately
- Suitable for various uses subject to planning.

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, 9 miles west of Belfast. The city also connects directly to the A1 which gives ease of access to Newry and Dublin. The subject property is situated on Bow Street which has been traditionally regarded as the prime retailing pitch in Lisburn city centre. Neighbouring occupiers include Boots, Iceland, Caffè Nero and B+M.

Description

The subject property comprises a ground floor retail unit with excellent frontage onto Bow Street. The retail area benefits from a mixture of carpeted and wood flooring, suspended ceilings and HVAC system. The office portion of the property is located to the rear and has potential to be converted to retail use.



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Accommodation

Area	Sq M	Sq Ft
Ground Floor	265	2,847

Lease Details

Term	By negotiation
Rent	£30,000 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.

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £18,100. The rate in the £ for 2025/26 is £0.566150 therefore the estimated rates payable are £10,247.

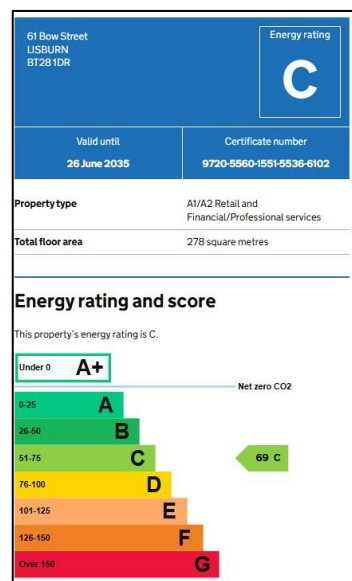
AML

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 C-69 under EPC regulations.

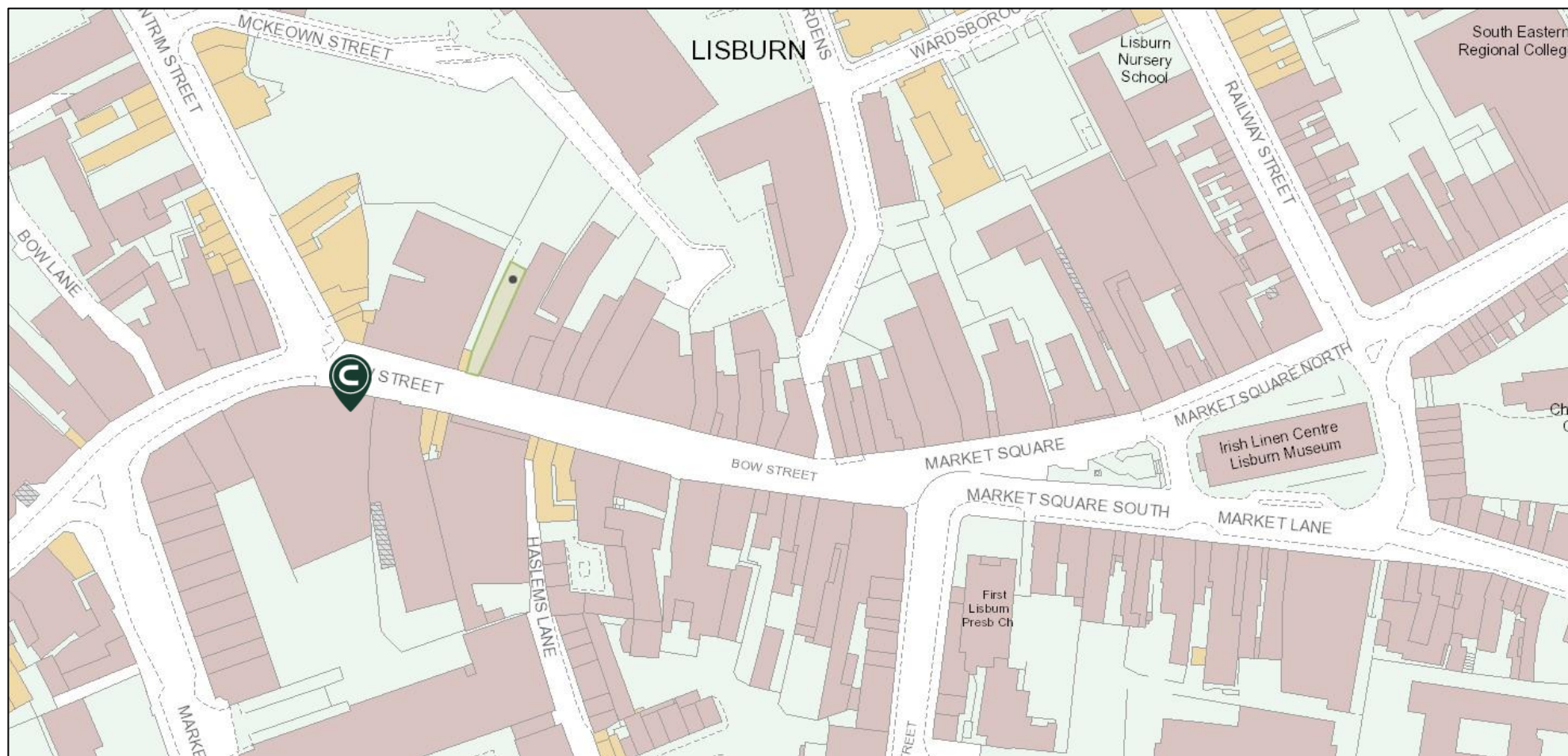
A copy of the EPC Certificate is available adjacent and can be made available on request.



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Stephen Smith
Associate Director
T: 079 7652 3666
E: stephen.smith@cbreni.com

Rory Kelly
Graduate Surveyor
T: 075 5776 0331
E: rory.kelly@cbreni.com

Joint Agents **O'Connor Kennedy Turtle**
22 Adelaide Street
Belfast
BT2 8GD
T: 02890 248181

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