

TO LET - RETAIL UNIT (BY WAY OF SUB-LEASE)  
36 LONGSTONE STREET, LISBURN BT28 1TP

**CBRE NI**  
PART OF THE AFFILIATE NETWORK



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## 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 subject property is located on Longstone Street in Lisburn, just off the roundabout linking Longstone street, Chapel Hill and Governors Road. The area is predominantly commercial and has high volumes of vehicular and pedestrian footfall. Neighbouring occupiers within the immediate vicinity include Herrons Country Fried Chicken and Domino's Pizza.

## Description

The subject property comprises ground floor retail unit benefitting from a combination of tiled and carpeted flooring, plastered and painted walls, suspended ceiling and spot lighting. The subject further benefits from a kitchen and WC facilities.



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## Accommodation

Area	Sq Ft	Sq M
Ground Floor	1,390	129.17

## Lease Details

Rent	On Application
Term	Negotiable
Repairs/Insurance	Effective full repairing and insuring basis
Service Charge	A service charge will be levied to cover the cost of exterior repairs, maintenance, security and management.

## Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £18,300. The rate in the £ for 2023/24 in Lisburn and Castlereagh is £0.526146 therefore the estimated rates payable for 2023/24 are £9,628.

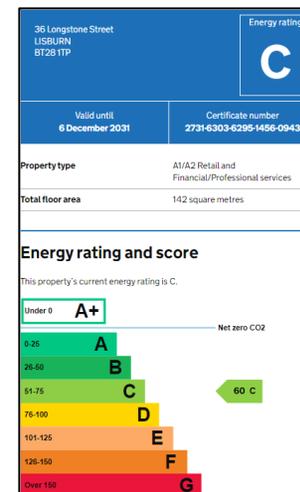
## VAT

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

## EPC

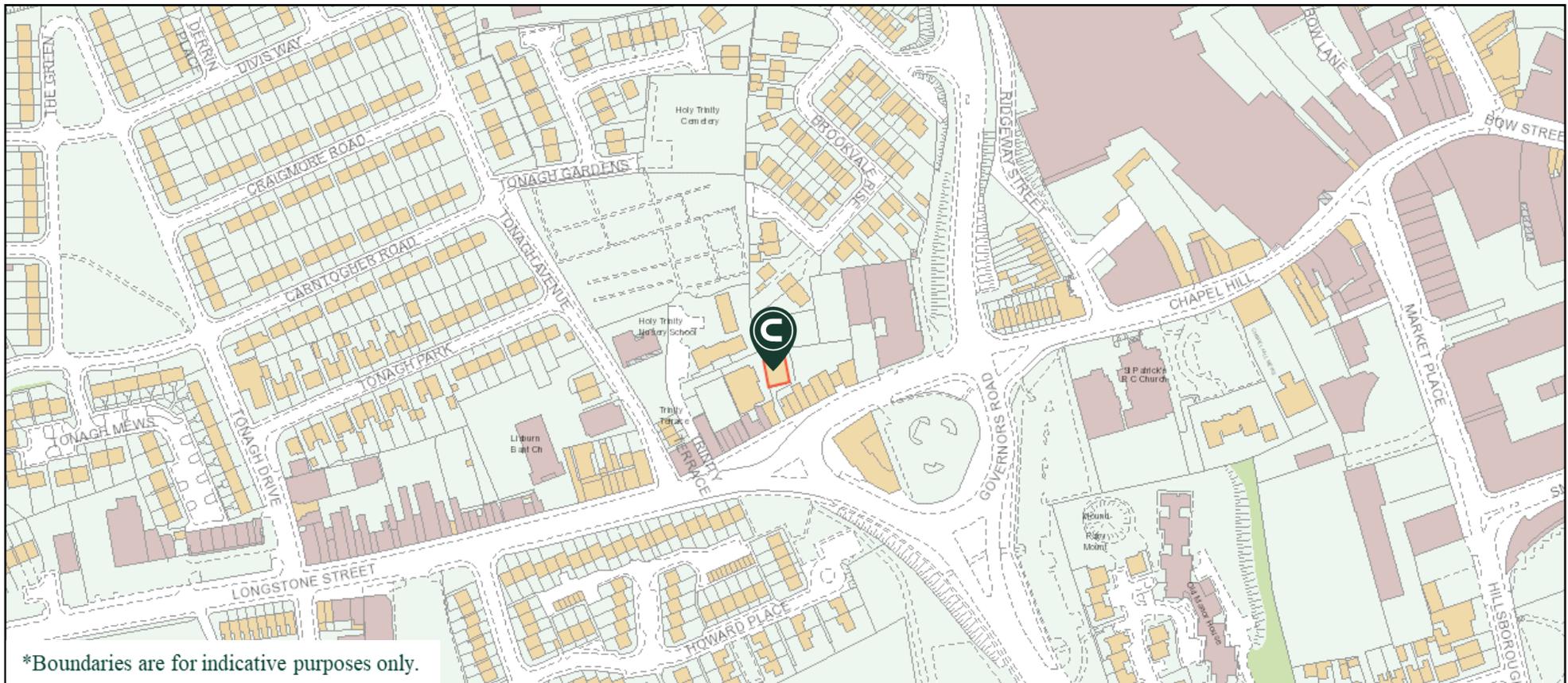
The building has been rated as C-60 under EPC regulations.

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



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## Contact Us

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