

TO LET – RETAIL / FOOD AND BEVERAGE OPPORTUNITY

CBRE NI

PART OF THE AFFILIATE NETWORK

LISBURN RAILWAY STATION, BACHELOR'S WALK, LISBURN, BT28 1XJ



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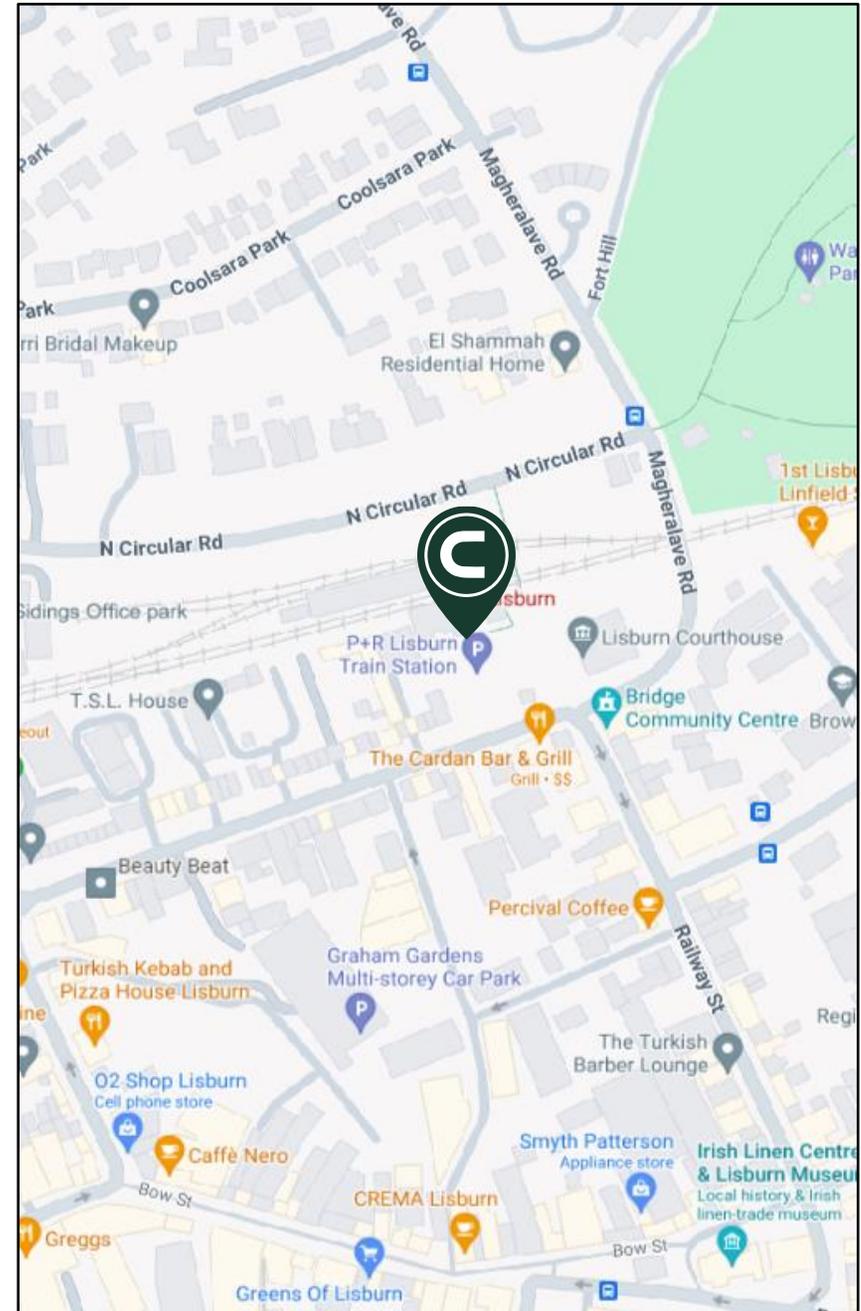
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Location

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. Lisburn Railway station is situated on Bachelors Walk, a short walk from the city centre. The kiosk is located within the Booking Hall, just inside the main entrance to the Station Buildings.

Description

The kiosk finished internally to include tiled flooring with plastered walls and ceiling. Utility connections to electricity, water and drainage are provided. The subject property may be suitable for a wide variety of uses subject to planning permission and necessary statutory consent.



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Lease Details

Rent	£10,000 per annum
Term	Negotiable
Repairs/Insurance	Internal repairing and insuring
Utilities	The occupier will be responsible for payment utilities consumed on the premises

Accommodation

Area	
14.95 Sq M	161 Sq Ft

Rateable Value

Payment of rates is the responsibility of the occupier, if demanded. We have been advised by Land and Property Services that the estimated rateable value for the first floor is £2,350. The rate in the £ for 2023/24 is £0.513873.

Therefore, the rates payable for 2023/24 is £1,236 before the application of small business rates relief which an incoming occupier may benefit from.

EPC

A copy of the EPC certificate is available below and can be made available upon request.



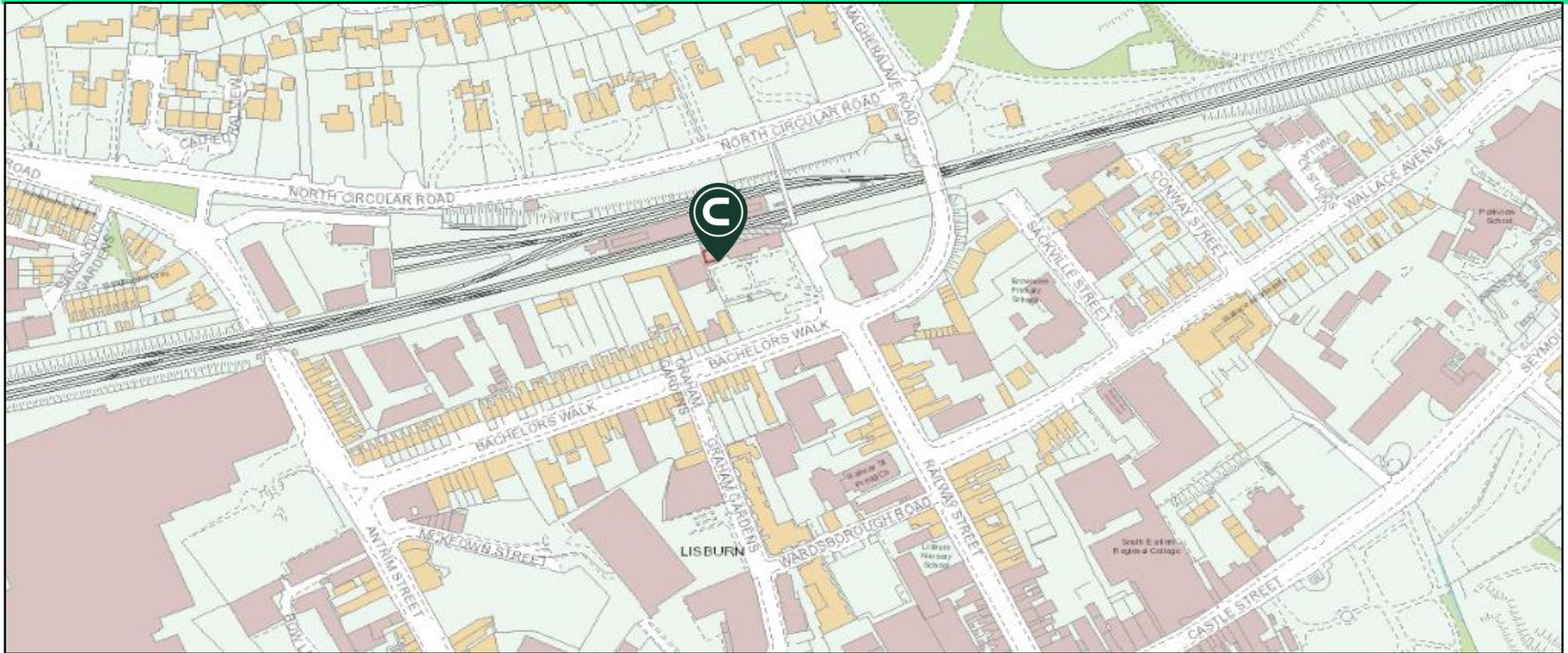
VAT

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

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