



To Let Retail Premises

50 Bow Street, Lisburn, BT28 1BN


**FRAZER
KIDD**

To Let Retail Premises

50 Bow Street, Lisburn, BT28 1BN

Summary

- Occupies a prime retailing pitch on Bow Street, Lisburn.
- The property is fitted out to a good standard extending to c. 2,432 sq ft
- Neighbouring occupiers include Greggs, Trespas, Gordons Chemist & Iceland.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

Location

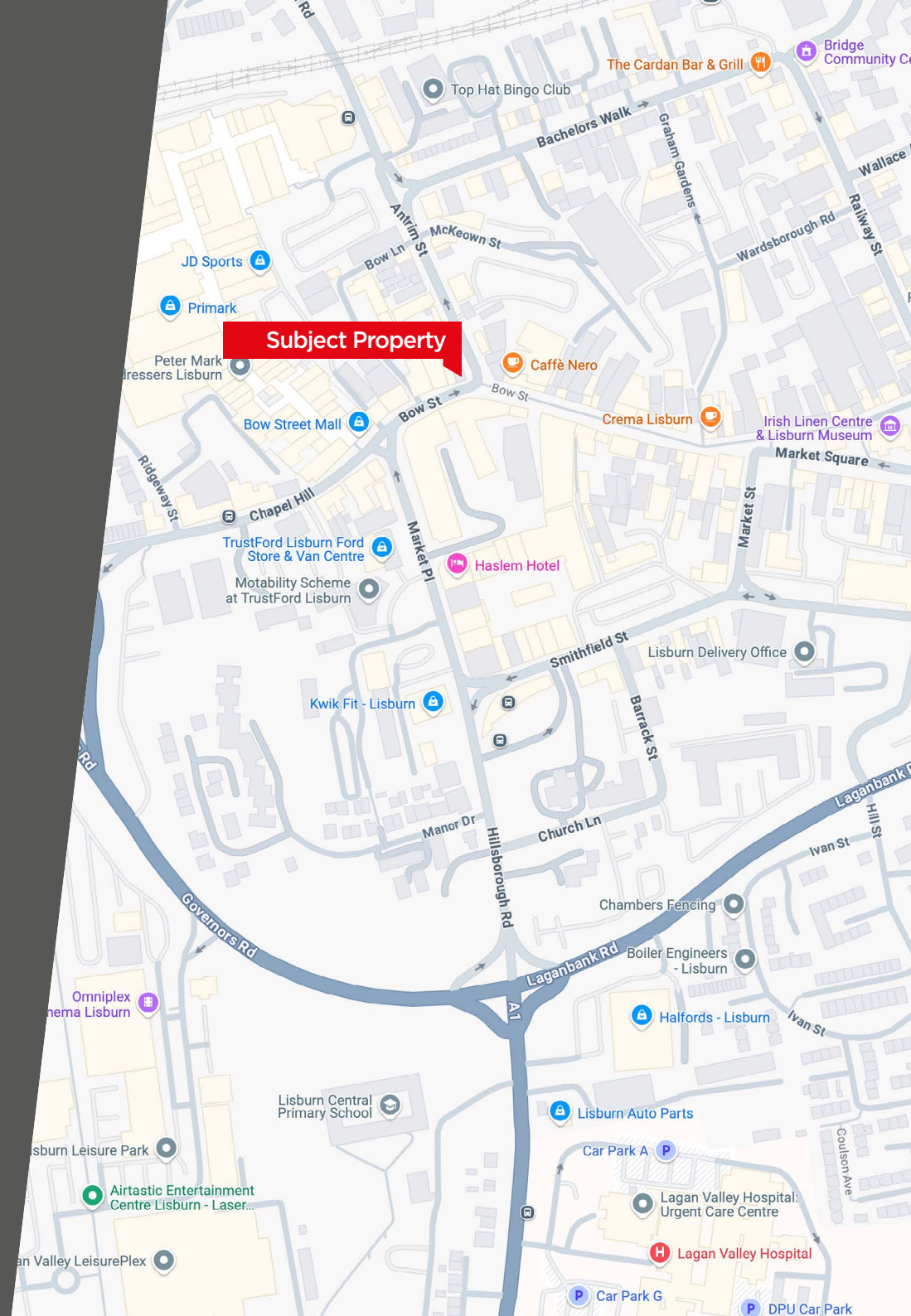
The City of Lisburn is the second largest population centre in Northern Ireland and has an estimated catchment population more than 500,000 persons within a 30-minute drive.

The property occupies an excellent position in the heart of Lisburn City Centre, strategically positioned between two prime shopping locations, Bow Street Mall Shopping Centre and the pedestrianised area of Bow Street.

This bustling and high-profile retailing location benefits from high volumes of passing footfall and vehicular traffic. Additional neighbouring occupiers include Caffè Nero, Boots, Holland & Barrett and Poundstretcher.

Description

This property comprises a three-storey period building occupying a prominent location on the corner of Bow Street and Antrim Street. The ground floor retail shop offers spacious open plan accommodation with window display and upper floor storage accommodation.



To Let Retail Premises

50 Bow Street, Lisburn, BT28 1BN

Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Description	Sq. M	Sq. Ft
Ground Floor	69.58	749
First Floor	75.50	807
Second Floor	81.40	876
Total Approximate Net Internal Area:	225.94	2,432

Rates

NAV: £13,800

Non-Domestic Rate in £ (25/26): 0.566150

Rates Payable: £7,812.87 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Lease

Length of lease by negotiation.

Rent

Inviting offers in the region of £25,000 per annum

Repair

Tenant responsible for interior and exterior repairs.

Insurance

Tenant to repay the landlords building insurance premium.

Management Fee

Tenant to be responsible for the payment of agent's management fees, which are calculated at 5% plus VAT of the annual rent.

VAT

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

Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

Brian Kidd
07885 739063
bkidd@frazerkidd.co.uk

Neil Mellon
07957 388147
nmellon@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB
028 9023 3111
mail@frazerkidd.co.uk
frazerkidd.co.uk

Disclaimer

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 – <http://www.legislation.gov.uk/uksi/2017/692/made>. In accordance with legislation, any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Frazer Kidd LLP. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.

EPC

