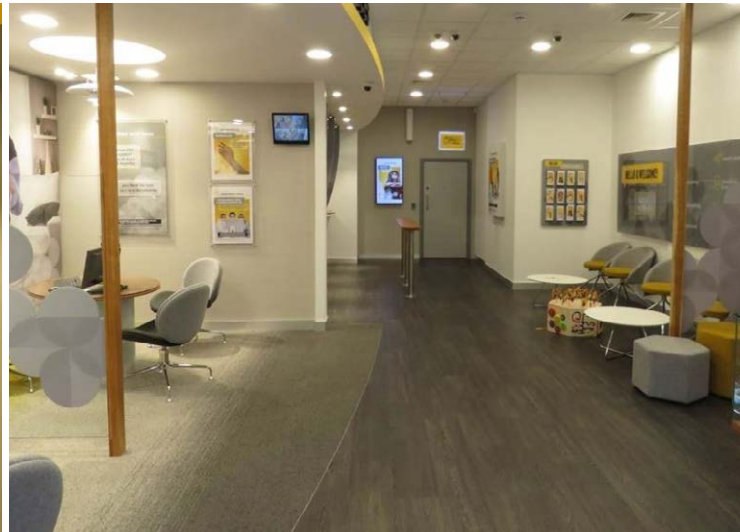




9 MARKET PLACE, LISBURN, BT28 1AN



Summary

- Situated in an extremely prominent City Centre location close to the entrance of Bow Street Mall Shopping Centre.
 - Excellent commercial / retail premises comprising over ground & first floors.
 - Suitable for a variety of potential uses subject to any statutory planning consents.
- Surrounding occupiers include Greggs, Tresspass, Templeton Robinson, Abbey Insurance, Iceland & Danske Bank. .

Location

Lisburn is Northern Ireland's third largest city with a population of 71,465 (2011 Census) also forming part of the Belfast Metropolitan Area which has a population of 672,522 accounting for 37% of Northern Ireland's population.

Lisburn provides ease of access to the M1 motorway, which links Lisburn with Belfast to the north east and Dungannon to the west. The M1 and A1 place Lisburn on the main corridor between Belfast and Dublin. Lisburn railway station provides direct links with Belfast, Newry, Portadown, Lurgan, Moira and Bangor and also has services to Dublin Connolly.

The property is positioned fronting onto Market Place, a short distance from the main entrance to Bow Street Mall covered shopping centre which is anchored by Dunnes Stores and Primark and has multi-storey car park with some 1,000 spaces.

9 MARKET PLACE, LISBURN, BT28 1AN

Description

The subject property comprises a modern two storey commercial premises, situated within Wallace Buildings. An exciting retail/office development within the City Centre, which has created an attractive linkage between the shopping areas of Bow Street Mall, Bow Street and Lisburn Square.

The scheme has been developed considering the town's historic significance. The development successfully combines traditional Georgian and Victorian style architecture and aesthetics, whilst incorporating modern retail facilities.

The property formerly occupied by the Money Shop is finished to a high standard throughout to include a large glazed shop front, suspended ceiling with recessed lighting, air-conditioning, plastered & painted wall finishes and a service yard to the rear.

Accommodation

The approximate net internal areas are as follows:-

Ground Floor	1,337 sq.ft	124.21 sq.m
First Floor	1,077 sq.ft	100.10 sq.m
Total	2,414 sq.ft	224.31 sq.m

Rent

Inviting offers in the region of £15,000 Per Annum.

Lease Term

Length of lease by negotiation.

Rates

NAV: £17,900.00

Rate in £ (2019-2020): 0.566772

Rates Payable: £10,144 per annum

We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Service Charge

Tenant responsible for payment of a service charge to cover the Landlord's outgoings in connection with maintaining and repairing the exterior of the building, insurance and agent's management fees. Agent's management fees are calculated at 5% of the annual rent plus VAT.

Repairs

Tenant responsible for interior repairs to include the shopfront.

VAT

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

Viewing

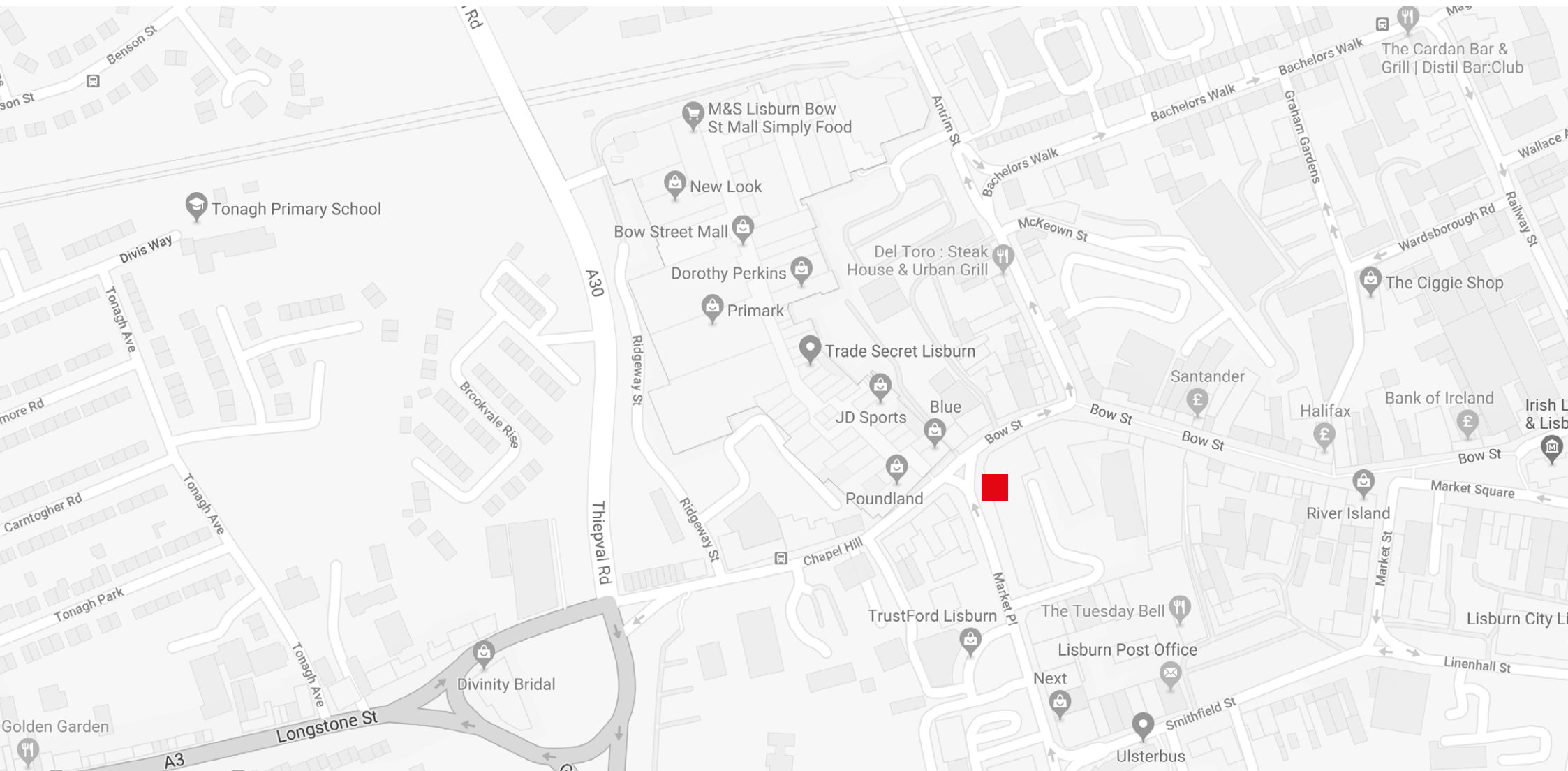
Strictly by appointment with the sole letting agents.

Frazer Kidd

T: 028 9023 3111

E: mail@frazerkidd.co.uk

9 MARKET PLACE, LISBURN, BT28 1AN





For further information please contact:

Brian Kidd

M: 07885 739063

E: bkidd@frazerkidd.co.uk

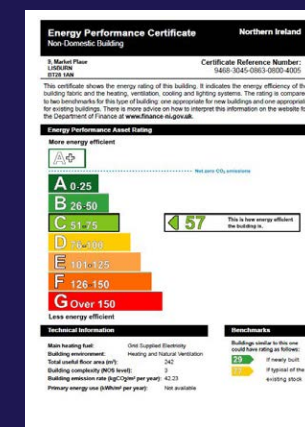
Neil Mellon

M: 07957 388147

E: nmellon@frazerkidd.co.uk

Telfair House,
87/89 Victoria Street,
Belfast, BT1 4PB
T: 028 9023 3111
F: 028 9024 4859
E: mail@frazerkidd.co.uk
W: www.frazerkidd.co.uk

EPC



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.