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**FRAZER  
KIDD**

CONN



FENTON

TO LET - PRIME RETAIL PREMISES

41 BOW STREET LISBURN BT28 1BJ

# PHONE FIXER

SALES • REPAIRS • ACCESSORIES



CONN FENTON  
SOLICITORS



41 BOW STREET LISBURN BT28 1BJ

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## Summary

- Located in the heart of Lisburn City Centre.
  - Pedestrianised Bow Street is home to retailers such as Eason's, Specsavers, River Island, Tesco Express, Boots Opticians, etc.
  - Ground floor of c.610 Sq Ft and First floor of c.302 Sq Ft
  - Suitable for a variety of potential uses, subject to any required statutory planning consents.
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# 41 BOW STREET LISBURN BT28 1BJ

## Location & Description

In accordance with the 2011 Census, Lisburn City has a population in the region of 134,800 persons.

The property occupies a prime location on pedestrianised Bow Street, with other retail occupiers in the immediate vicinity including Caffe Nero, Argento, Holland & Barrett, Bob & Bert's and B&M Bargains.

The property comprises of an open plan ground floor retail area with a store and office located at the rear. The first floor comprises a single open plan room which could be utilised as storage/back of house purposes.

The property would be suitable for a variety of uses subject to any required statutory consents.

## Accommodation

The approximate net internal areas are as follows:-

Description	Sq.M	Sq.Ft
Ground Floor	56.56	610
First Floor	28.10	302
<b>Total</b>	<b>84.66</b>	<b>912</b>

## Lease

Length of Lease by Negotiation.

## Rent

Inviting offers in the region of £17,500 per annum.

## Repairs

Tenant to be responsible for interior and exterior repairs.

## Building Insurance

Tenant to be responsible for the repayment to the landlord in respect of the building insurance.

## Rates

NAV:	£12,100
Rate in £ (2020/2021):	0.505611
Rates Payable:	£6,117.89 per annum

\*This property should be eligible for a 20% reduction in rates payable due to the Small Business Rates Relief Scheme. We recommend that any interested parties verify this with Land & Property Services (Tel: 0300 200 7801).

## VAT

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

## Management Fee

Tenant to be responsible for the payment of agents' management fees, payable at 5% plus VAT of the annual rent.

## Viewing

Strictly by appointment with the Sole Letting Agents:

**Frazer Kidd**

T: 028 9023 3111

E: mail@frazerkidd.co.uk





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## EPC



### Disclaimer

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