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**FRAZER
KIDD**

TO LET - PRIME RETAIL PREMISES

41 BOW STREET LISBURN BT28 1BJ

PHONE FIXER

SALES • REPAIRS • ACCESSORIES



41 BOW STREET LISBURN BT28 1BJ



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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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 Caffè 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
Total	84.66	912

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:

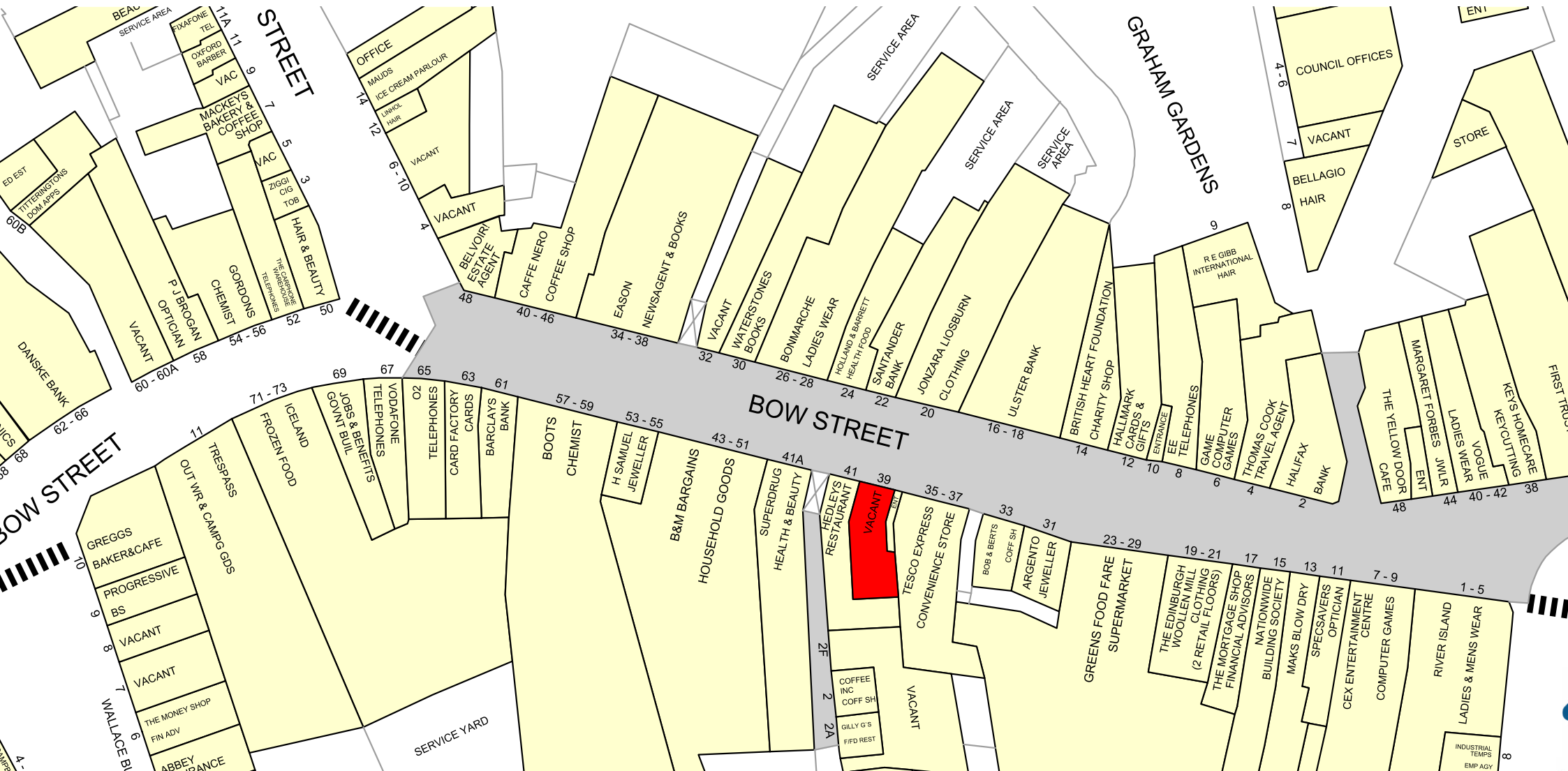
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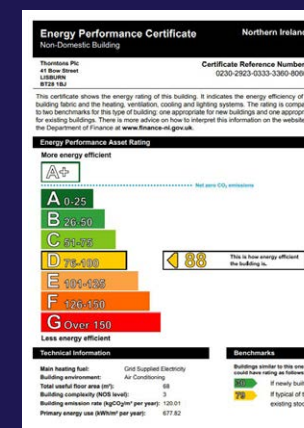
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EPC



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