



26-28 BOW STREET LISBURN BT28 1BN

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## Summary

- High profile retail premises situated in Lisburn City Centre.
- Occupies an excellent position on pedestrianised Bow Street, benefitting from high volumes of footfall.
  - Spacious open plan floor layout with an impressive and highly visible glazed double shop frontage.
  - Comprises of approximately 4,876 Sq Ft.
- The property is positioned within close proximity to leading retailers such as Argento, Boots Chemist, Caffè Nero, Tesco, CEX, Bob & Bert's and Holland & Barrett.

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### Location

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

The property occupies an excellent position on pedestrianised Bow Street, a high-profile location situated in the city's primary retailing parade, benefitting from high volumes of footfall.

Occupiers within the immediate vicinity include Argento, Boots Chemist, Caffè Nero, Tesco, CEX, Bob & Bert's and Holland & Barrett.

### Description

The property comprises a modern retail premises with an impressive and highly visible glazed double shop frontage. Internally the property provides for an open plan sales area, storage space and staff facilities. The unit is finished to include, tiled flooring, suspended ceiling with recessed fluorescent strip lighting and air conditioning.

### Accommodation

The approximate net internal areas are as follows:-

| Description  | Sq Ft        | Sq M          |
|--------------|--------------|---------------|
| Sales Area:  | 4,594        | 426.79        |
| Stores:      | 145          | 13.47         |
| Staff Area:  | 137          | 12.73         |
| <b>Total</b> | <b>4,876</b> | <b>452.99</b> |

### Rent

Inviting offers in the region of £40,000 Per Annum

### Rates

NAV: £37,900

Rate in £ 2020/2021 = 0.505611

Rates Payable: £19,162.66

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

### Lease

Length of lease by negotiation.

### Repairs

Tenant to be responsible for interior and exterior repairs.

### Insurance

Tenant to be responsible for repayment of the landlord's insurance premium.

### Management Fee

Tenant to be responsible for payment of agent's management fees, calculated at 5% + 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**

T: 028 9023 3111

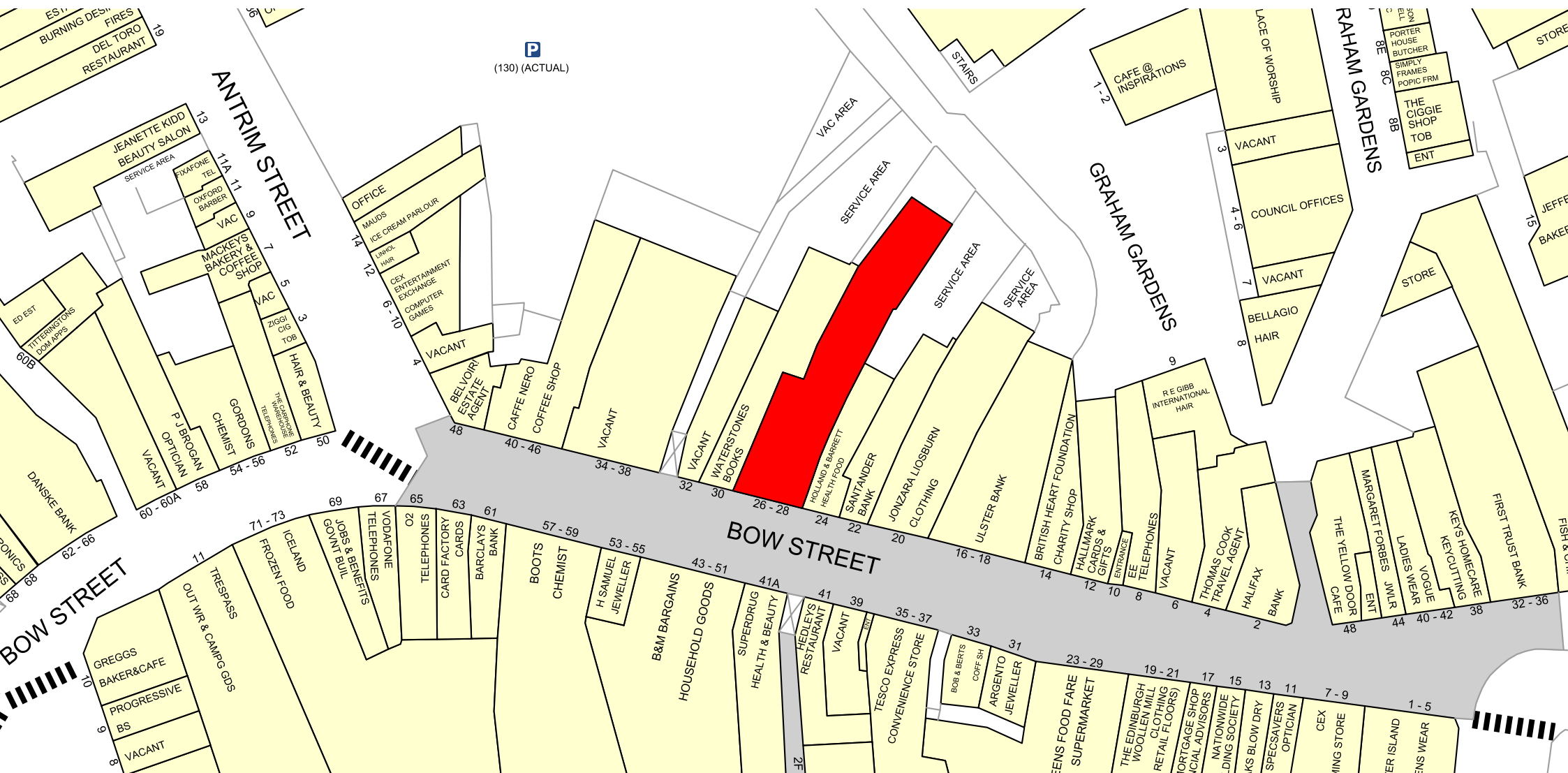
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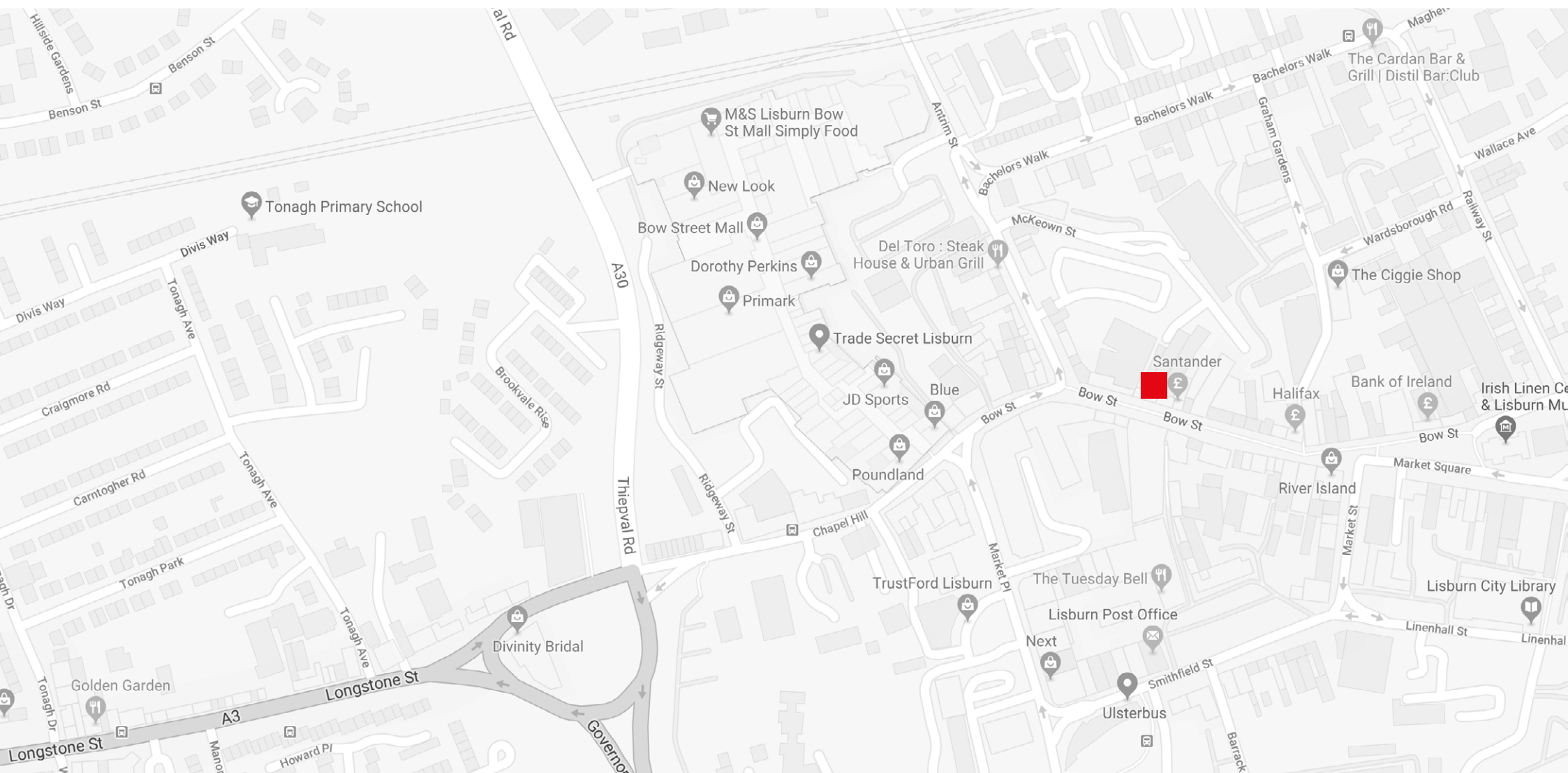


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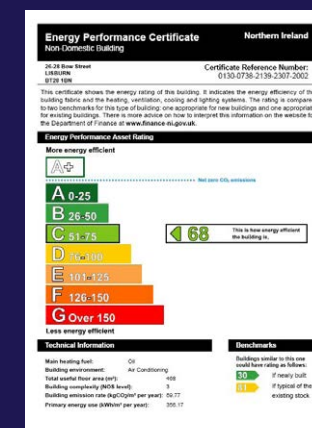
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## EPC



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