



TO LET - MODERN COMMERCIAL PREMISES

UNIT 2, LINENHILL HOUSE, LINENHALL STREET, LISBURN



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Summary

- Excellent commercial premises with a highly visible glazed shop frontage situated in Lisburn City Centre.
 - Comprises a spacious open plan premises of c. 1,573 sq ft.
- Accommodation is finished to a high standard throughout and is ready for immediate occupation.
 - Abundance of car parking facilities are situated directly opposite.
- Suitable for a variety of potential uses, subject to any required statutory planning consents.

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Location

Linenhill House is located in the city of Lisburn and lies approximately 9 miles southwest of Belfast.

The property is located less than 1 mile from the M1 motorway and occupies a prominent position on

Linenhall Street, benefitting from high volumes of passing footfall and vehicular traffic flow.

There is a large public car park situated directly opposite the site together with pay & display street parking.

Neighbouring occupiers include Warnocks Pharmacy, Turkington Windows & Conservatories and the Library Board.

Description

The property comprises an extremely modern commercial premises, benefitting from a spacious open plan layout and a substantial glazed shop frontage, which provides for excellent natural lighting throughout the property.

The property also benefits from a staff kitchen, store and a disabled WC. Internally the property is finished to a very high standard, which is ready to go with only minimum outlay required.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following areas:

Ground Floor	146 sq m	1,573 Sq ft
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Rent

Inviting offers in the region of £23,000 per annum.

Lease

Length of lease by negotiation.

Service Charge

The tenant to be responsible for payment of a service charge in connection with the landlord's outgoing to include the upkeep and maintenance of the exterior and any common areas, repayment of the landlord's building insurance premium and payment of agent's management fees.

Rates

NAV:	£12,800
Rate in £ (2020/2021):	0.505611
Rates Payable:	£6,472 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).

Repairs

Tenant to be responsible for interior repairs and exterior by way of a service charge.

VAT

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

Viewing

Strictly by appointment with the joint letting agents.

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