



58-60 BOW STREET & 1 BOW LANE LISBURN BT28 1BN



Front of 58 - 60 Bow Street



First Floor, 58 - 60 Bow Street



1 Bow Lane



60 Bow Street



58 Bow Street



Interior of 1 Bow Lane

Description

The property comprises of two ground floor shop units fronting onto Bow Street, a shop unit fronting onto Bow Lane and first floor premises accessed from Bow Street. The property is currently producing a rental income of £55,400 per annum.

Neighbouring occupiers include Greggs Bakery, Gordons Chemist, Carphone Warehouse, Danske Bank and Trespass.

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Location

The property occupies a prime location in the centre of Lisburn City, close to the junction where Bow Street meets Market Place. The property is situated very close to, and on the same side of the road as the pedestrian entrance to Bow Street Mall.

Price

Offers invited in the region of £550,000.

VAT

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

Title

The property is Freehold.

EPC

58 Bow Street: D78

60 Bow Street: C61

First Floor, 58-60 Bow Street: E108

1 Bow Lane: C66

Rates

58 Bow Street

NAV: £20,100

Rate in £ 2021/2022: 0.50616

Rates Payable: £10,163 per annum approx.

60 Bow Street

NAV: £19,300

Rate in £ 2021/2022: 0.50616

Rates Payable: £9,758 per annum approx.

First Floor, 58-60 Bow Street

NAV: £11,400

Rate in £ 2021/2022: 0.50616

Rates Payable: £5,764 per annum approx.

1 Bow Lane, Lisburn

NAV: £6,500

Rate in £ 2021/2022: 0.50616

Rates Payable: £3,286 per annum approx.

Viewing

Strictly by appointment with the sole selling agents.

Frazer Kidd

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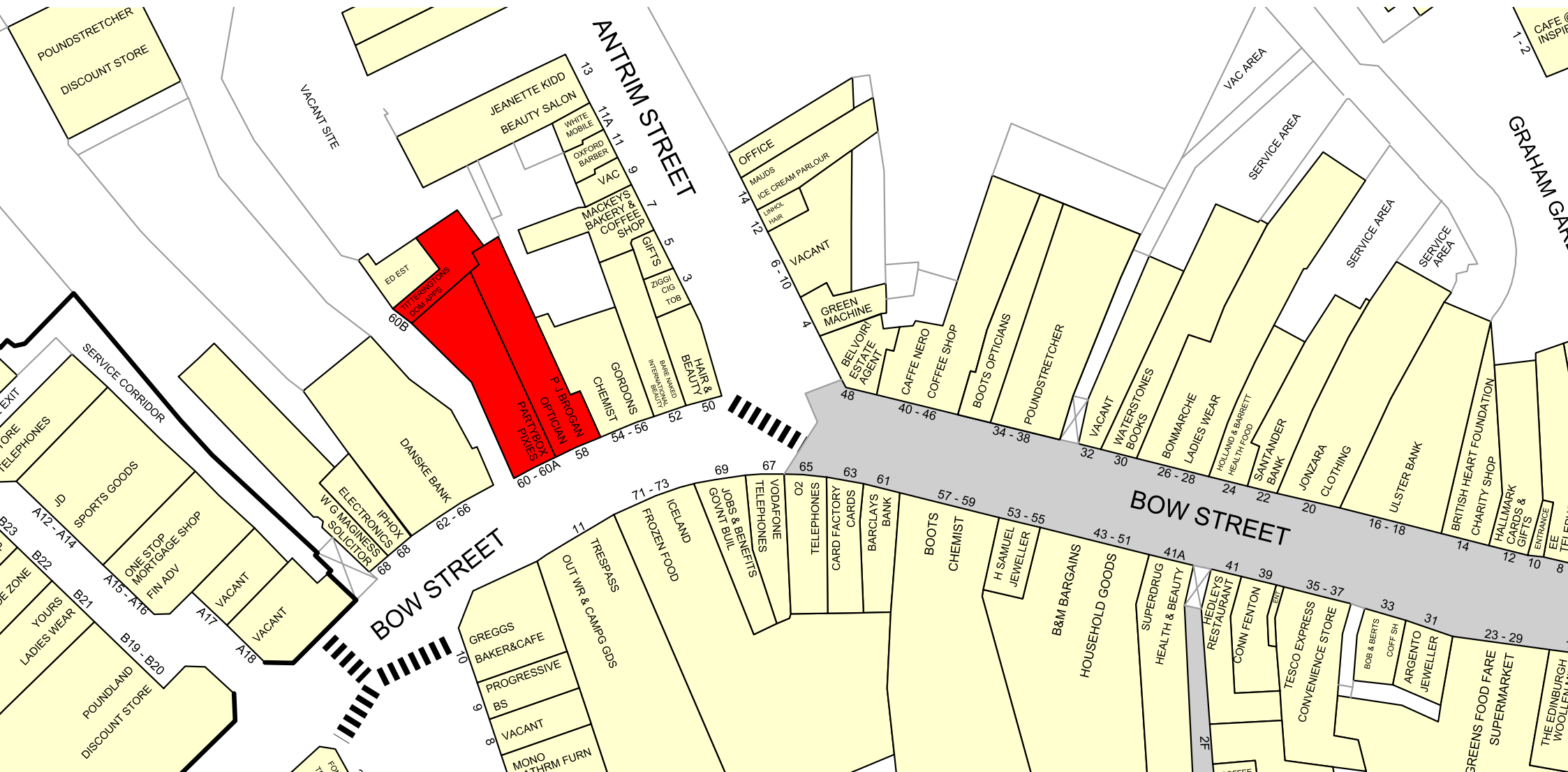
Accommodation/Lease Details

ADDRESS	TENANT	AREA	LEASE EXPIRY	RENT	RENT REVIEW
Ground Floor & Part First Floor 58 Bow Street	P J Brogan Limited (with three guarantors)	Ground Floor Sales: 1,527 sq ft Ground Floor Kitchen/Store: 436 sq ft First Floor: 1,135 sq ft TOTAL: 3,097 sq ft	31/10/2025	£35,000 pa	01/11/2022
Ground Floor 60 Bow Street	Susan Jackson	Sales: 1,220 sq ft Storage: 88 sq ft Kitchen: 102 sq ft TOTAL: 1,410 sq ft	28/02/2024	£10,000 pa	N/A
First Floor 58-60 Bow Street	Gillian Brownutt & Stephen Farrell t/a Bushido Shotokan Karate	Gym: 1,780 sq ft	30/11/2023	£5,200 pa	N/A
1 Bow Lane	Roselio Correia t/a The Vacuum Hospital	Sales & Stores: 1,122 sq ft	30/04/2028 (the tenant has an option to break on 01/01/2023)	£5,200 pa	05/05/2023
			TOTAL	£55,400 PER ANNUM	

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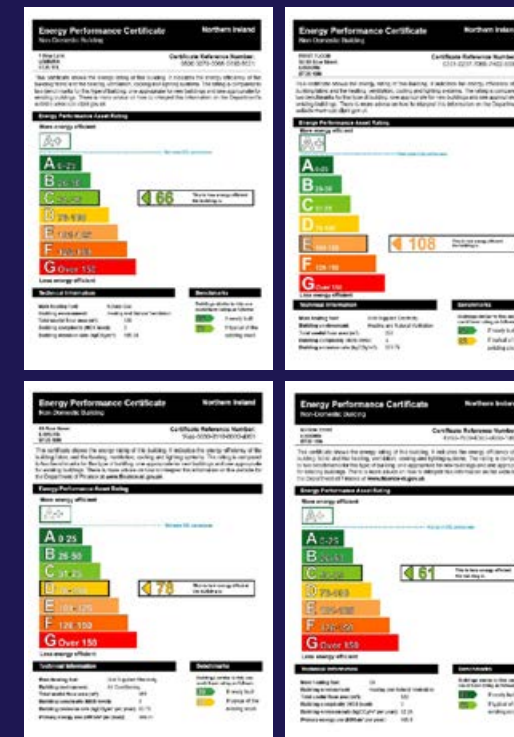
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EPC



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