



For Sale Prime Multi-Tenant Investment Opportunity

50-52 Bow Street & 3-7 Antrim Street, Lisburn BT28 1BN

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**FRAZER
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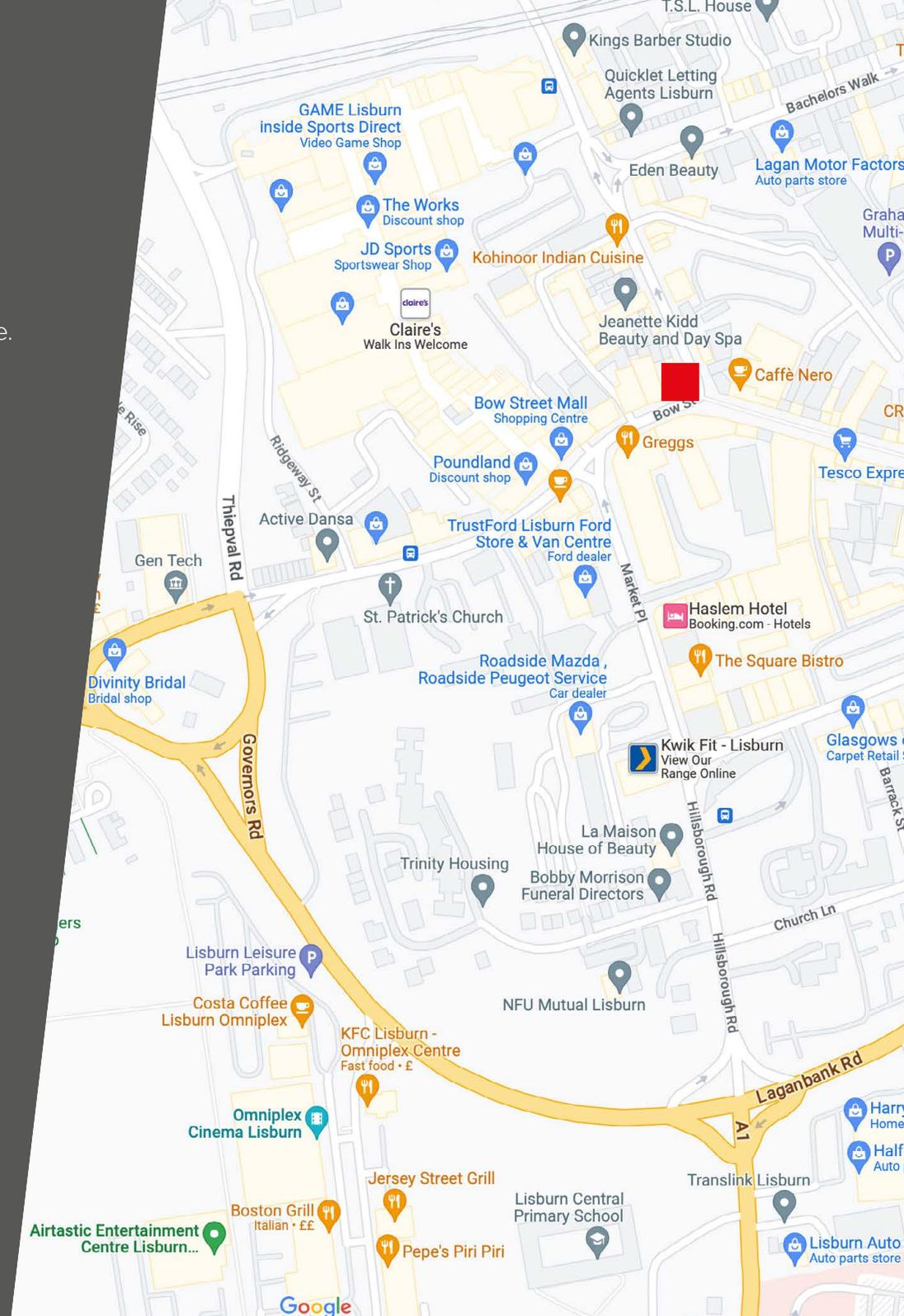
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Summary

- Fully let retail investment situated in the heart of Lisburn City Centre.
- Lisburn is Northern Ireland's third largest city with a population of almost 130,000.
- The properties occupy a prime location fronting onto Bow Street and Antrim Street opposite Greggs, Trespass, Iceland and Boots.
- The properties extend to approximately 7,031 sq ft (653.20 sq m) across 5 buildings on a site measuring c.0.11 acres.
- All 5 properties are let in their entirety to six tenants producing a total rental income of £91,000 per annum.
- We are seeking offers in the region of £720,000 exclusive of VAT, reflecting an attractive net initial yield of 12%, after purchaser's costs of 5.34%.

Lisburn is Northern Ireland's third largest city with a population of over 130,000 also forming part of the Belfast metropolitan Area which has a population of 345,418 (2021 census) accounting for 20.8% of Northern Ireland's population.

Lisburn benefits from excellent communication links having convenient access to the motorway network. The M1 links to the Northeast and Dungannon to the west. Both the A1 and M1 place Lisburn on a main corridor between Belfast and Dublin. Lisburn Railway station provides direct links with Belfast, Portadown, Newry, Moira and also provides services to Dublin Connolly Station.



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Location

The property occupies a prime position fronting onto Bow Street and Antrim Street. Situated on the western end of Bow Street, a short distance from the main entrance of Bow Street Mall.

The properties benefit from high volumes of footfall onto the main thoroughfare between the shopping centre and pedestrianised Bow Street.

The property is situated opposite national retailers such as, Greggs, Trespas and Iceland and is in close proximity to Boots, Pound Stretcher, Caffé Nero and Tesco. Bow Street Mall Shopping Centre includes retailers such as Primark, Dunnes Stores and JD Sports with a 1,000-space multi-storey car park..

Description

50 Bow Street comprises a three-storey period building occupying a prominent location on the corner of Bow Street and Antrim Street. The property is let on a lease t/a Hair & Beauty who specialise in the sale of hair and beauty products and equipment. They have several stores throughout Northern Ireland.

52 Bow Street comprises a mixed use three storey commercial premises. The ground floor is occupied by a Beauty Salon t/a Lisburn Nails & Spa.

52a Bow Street is let as a salon occupying the 1st and 2nd floors, trading as Bare Naked.

3 Antrim Street comprises a two storey commercial premises occupied by Ziggig who specialise in the sale of E-Cigarettes. The company was founded in 2009 and operate 20 stores throughout Northern Ireland.

5 Antrim Street comprises a two storey commercial premises t/a Belvoir Estate Agents. Belvoir have branches situated throughout the UK with 5 offices in Northern Ireland.

7 Antrim Street comprises a two-story commercial premises occupied by Mackey's Bakery. They have occupied the premises for over 15 years.



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Price

We are seeking offers in the region of £720,000 exclusive of VAT, reflecting an attractive net initial yield of 12%, after purchaser's costs of 5.34%.

Rates & EPC

Address	Nav	Rate in (£) 23/24	Rates Payable	EPC
50 Bow Street	£13,800	0.526146	£7,260.81	D 93
52 Bow Street	£12,900	0.526146	£6,787.28	D 88
52a Bow Street	£5,400	0.526146	£2,841.19	D 87
3 Antrim Street	£5,700	0.526146	£2,999.03	D 95
5 Antrim Street	£6,950	0.526146	£3,656.71	G 158
7 Antrim Street	£14,300	0.526146	£7,523.89	E 111

VAT

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

Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

028 9023 3111

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ADDRESS	TENANT	AREA (SQ FT)	LEASE TERM	LEASE C'MENT	LEASE EXPIRY	RENT (PA)	RENT REVIEW	COMMENTS
50 Bow Street Lisburn	Sinead Kennedy	GF - 922 1F - 416 2F - 681 = 2,019	5 Years	01.04.19	31.03.24	£25,000	N/A	<ul style="list-style-type: none"> • IRI lease. • A retail shop for the sale of salon supplies and hairdressing services.
52 Bow Street Lisburn	Dang Cong Nguyen	GF - 1,048	10 Years	29.09.22	28.09.32	£15,000	29.07.27	<ul style="list-style-type: none"> • IRI Lease. • Beauty Salon. • Tenant deposit of £3,750.
52a Bow Street Lisburn	Pamela Kennedy	1F - 675 2F - 410 = 1,085	7 Years	23.07.10	22.07.17	£6,000	N/A	<ul style="list-style-type: none"> • IRI Lease. • Beauty Salon. • Tenant holding over.
3 Antrim Street Lisburn	SM Innovation Ltd t/a Ziggicig	GF - 349 1F - 224 = 573	5 Years	01.05.15	30.04.20	£10,500	N/A	<ul style="list-style-type: none"> • FRI Lease. • Vape Shop. • Tenant holding over.
5 Antrim Street Lisburn	MMG (N. Ireland) Limited t/a Belvoir Estate Agents	GF - 336 1F - 166 = 502	10 Years	01.02.23	31.01.33	£6,500	01.02.28	<ul style="list-style-type: none"> • FRI lease, subject to a Roof Schedule of Condition. • Estate Agents office.
7 Antrim Street Lisburn	Gordon & Diane Mackey	GF - 889 1F - 915 = 1,804	10 Years	17.01.15	16.01.25	£28,000	N/A	<ul style="list-style-type: none"> • FRI Lease. • Bakery & Café.
TOTAL		7,031				£91,000		



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