



**For Sale with Vacant Possession**  
**Prominent Retail Building**  
1-5 Bow Street, Lisburn, Co Antrim, BT28 1BJ



**McKIBBIN**  
COMMERCIAL  
**028 90 500 100**

## SUMMARY

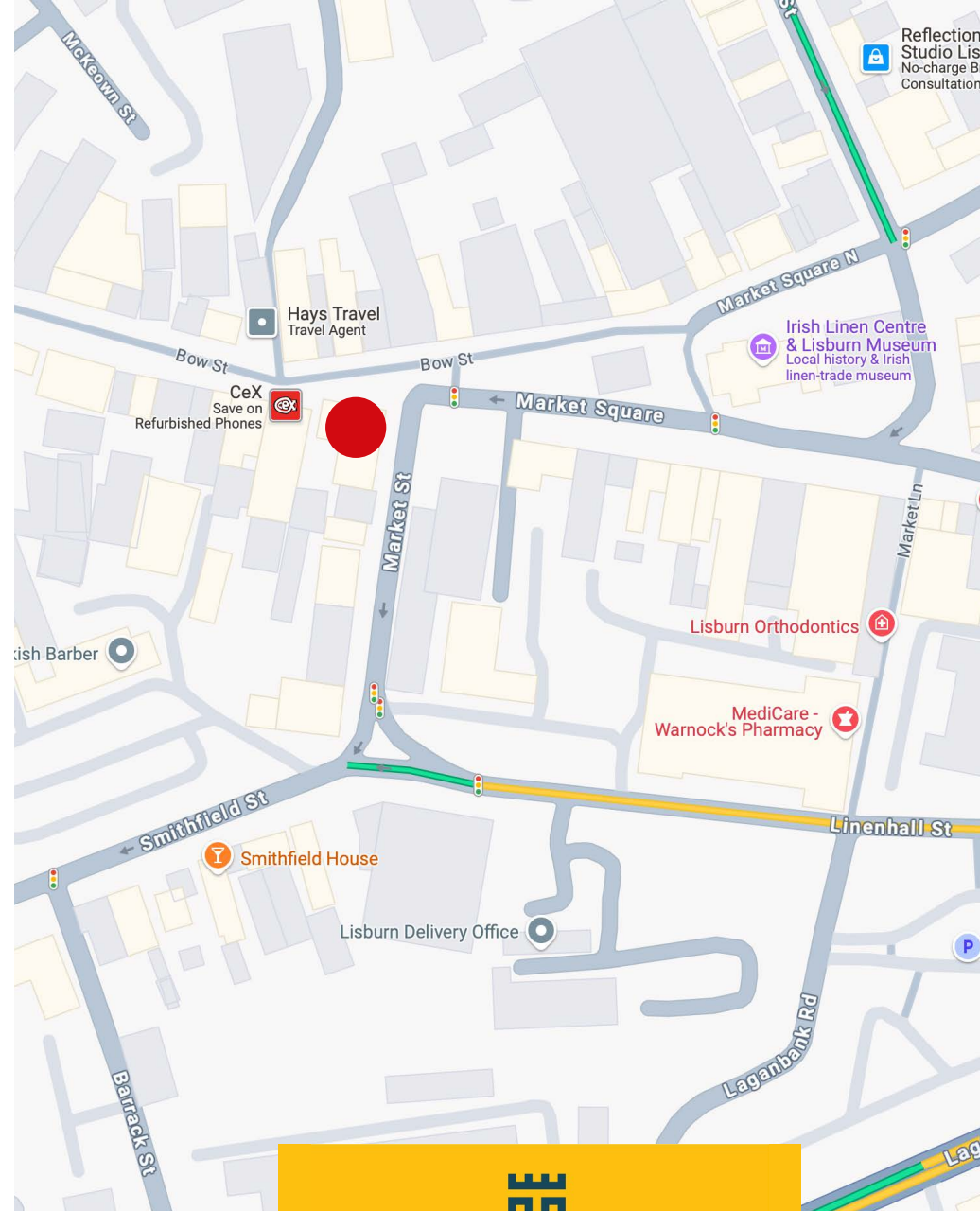
- Substantial retail premises with opportunity for repurposing (STPP)
- Located on Bow Street, Lisburn's main shopping Street.
- Currently occupied by River Island who are to vacate at lease end

## LOCATION

- The subject is a substantial three storey over basement end of terrace retail building located on a prominent position on the corner of Bow Street and Market Street within Lisburn City Centre
- Other retailers in the vicinity include CEX, Greens Food Fare, Waterstones, Caffè Nero, Tesco Metro and Boots.
- The City of Lisburn lies 8 miles south of Belfast and is the second largest population centre in Northern Ireland with an estimated district population of 115,000 and with an estimated catchment population in excess of 500,000 within a 30-minute drive.

## DESCRIPTION

- Historically, the building previously benefitted from a restaurant licence and was occupied by Burger King
- The facade of the building has floor to ceiling glazed frontage, while overhead the first and second floors are of red brick outer leaf construction incorporating single glazed window frames. The rear of the premises consists of a basic plastered finish and red brick outer leaf.
- Internally, the building is currently trading as a fashion store and so is fitted accordingly to comprise ground floor retail, lower ground floor storage, first floor storage / staff areas and second floor as storage.
- There is rear access via Smithfield for deliveries
- Great opportunity to renovate / repurpose the premises given the large site size and superb open plan upper floors which benefit from high floor to ceiling height (STPP).



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## ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Lower Ground Floor	Storage	109	1,177
Ground Floor	Retail	422	4,541
First Floor	Storage / Staff Area	340	3,656
Second Floor	Storage	262	2,823
<b>Total Net Internal Area</b>		<b>1,133</b>	<b>12,197</b>

## SALE DETAILS

Title: Assumed Freehold or Long Leasehold.

Price: Offers in the region of £450,000, exclusive.

## RATES INFORMATION

We understand that the property has been assessed for rating purposes, as follows:

NAV: £59,300

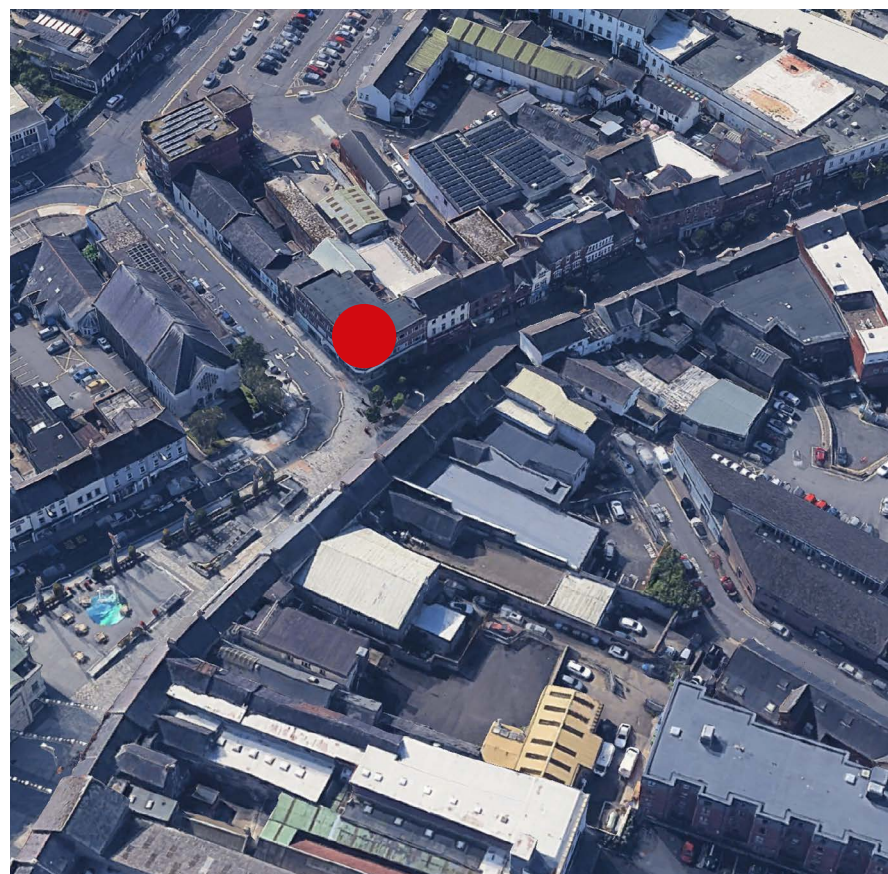
Rates Poundage 2025/26: 0.566150

Rates Payable 2025/26: £33,572.70

Note: Interested parties should check their individual rates liability directly with Land & Property Services.

## VAT

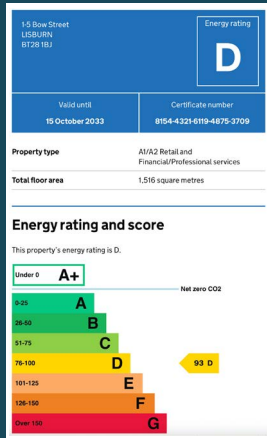
The premises are not registered for Value Added Tax.



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## EPC



## CONTACT

For further information or to arrange a viewing contact:

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**Scott Lawther**  
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**McKibbin Commercial Property Consultants**  
Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

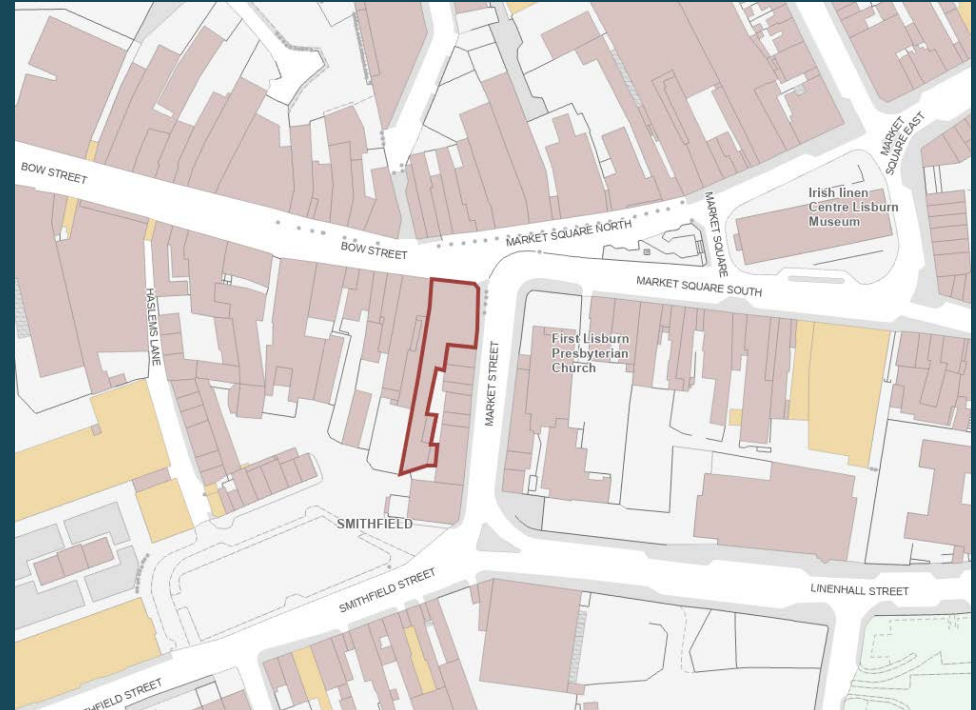
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