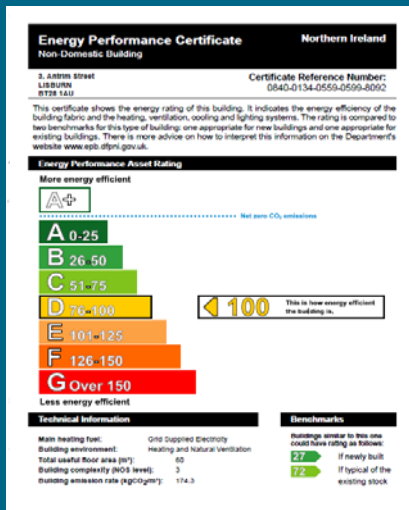


# To Let



3 Antrim Street  
Lisburn  
BT28 1AU



- Excellent fitted out retail unit
- Prominently located at the heart of Lisburn city centre close to Bow Street Mall Shopping Centre and the prime pedestrianised thoroughfare of Bow Street
- Close to car parking, the property benefits from high levels of passing footfall
- Occupiers within close proximity include, Café Nero, Boots Opticians, Boots Chemist, Tesco Express, Easons, o2, Vodaphone, Carphone Warehouse, Iceland etc.

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## LOCATION

Lisburn city is located 10 miles south west of Belfast off the M1 motorway. The city has the largest population in Northern Ireland after Belfast, which is estimated to be in the region of 110,000 people. Lisburn is renowned for its strong retail pedestrianised City Centre.

Antrim Street is centrally located at the heart of Lisburn's main retail area and thus benefits from significant levels of passing footfall.

Neighbouring retailers include Café Nero, Boots Optician, Boots Chemist, Belvoir Lettings Agent, Vodafone, o2, Midas Goldsmith and Iceland etc.

There is on street car parking with an abundance of car parking nearby.

## ACCOMODATION

The property provides accommodation of the following approximate net internal areas:

Internal frontage:	14.75'	(4.5m)
Ground Floor Retail:	300 sq ft	(27.87 sq m)
First Floor:	233 sq ft	(21.65 sq m)

**Total (Net Internal Area)      533 sq ft      (49.52 sq m)**

## LEASE TERMS

<b>Term:</b>	5 years
<b>Rent:</b>	£12,000 per annum exclusive, payable quarterly in advance
<b>Repairs:</b>	Equivalent to full repairing terms
<b>Insurance:</b>	Tenant to reimburse the landlord in respect of a fair portion of the building insurance premium.
<b>Rental Deposit:</b>	A rental deposit maybe required dependent upon terms and covenant strength.

## VAT

All prices, rentals and outgoings are quoted net of VAT which may be chargeable at the prevailing rate.

## NAV

We have been advised by the Land & Property Service that the NAV of the unit is currently £6,550.

Rate in the £ for Lisburn 2015 / 2016 is 0.521758 resulting in rates payable of approx. £3,417.51.

Please note it is our opinion that under the small business Rate Relief Scheme the unit is eligible for a 20% reduction in this year's rate liability. All parties are asked to satisfy themselves in this regard.

## AVAILABILITY

By arrangement.

## FURTHER DETAILS

For further information please contact:

**Liam Mc Auley**  
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E: [liam.mcauley@gvani.co.uk](mailto:liam.mcauley@gvani.co.uk)



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