



McCONNELL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900

www.mcconnellproperty.com

FIRST FLOOR STUDIO



TO LET

First Floor Suite
Ideal for Beauty Salon, Hairdressers, Office or
Storage Use
(Subject to Necessary Planning Consent)

6 Market Square
Lisburn
BT28 1AG



- Prominent building in the heart of Lisburn city centre
- First floor suite previously occupied by beauty/therapy clinic comprising c.748 sq ft (c.70 sq m)
- Excellent passing footfall levels
- Immediate availability
- Neighbouring occupiers include Woodsides, Boots, Action Cancer and Snappy Snaps



The Independent
Commercial Property
Consultants Network

MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

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Location

Lisburn is situated c. 9 miles south of Belfast and is easily accessible via the M1 motorway. The city has a catchment population in excess of 150,000 people and is a popular retail destination.

The premises are centrally located just off Bow Street adjacent to the Irish Linen Centre and Lisburn Museum.

Neighbouring occupiers include Action Cancer, Smyth Patterson Department Store, Boots, Snappy Snaps and Woodsides.

Description

Compact first floor suite previously occupied by a beauty/therapy studio. The suite would also be suitable for office or storage use subject to necessary planning consents. Finishes include plastered and painted walls, tiled/laminate flooring, feature spot lighting and electric storage heaters. The accommodation is currently split to provide reception/seating area, three treatment rooms, kitchen and WC.

Accommodation

Salon :	c.685 sq ft	c.64 m ²
Kitchen:	c.63 sq ft	c.6 m ²
& WC	_____	_____
	c.748 sq ft	c.70 m ²

Lease Details

Term:	Short or long term leases considered subject to periodic rent review.
Rent:	£4,500 per annum.
Repairs &	
Insurance:	Effective full repairing and insuring basis. Tenant responsible for refund of fair proportion of landlords building insurance premium. Insurance for the year ending 24th July 2022 is £212.22.
Service charge:	Tenant responsible for fair contribution towards any communal upkeep, repair and maintenance cost including management fees. Charge estimated at £600 per annum.

NAV

We are advised by Land & Property Services of the following:

Net Annual Value:	£4,150 per annum
Rate in the £:	£0.505616 (2021/2022)

Prospective tenants are advised to make their own enquiries in relation to rates.



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Viewing

Strictly by appointment through McConnell Chartered Surveyors.

Contact: Caroline McKillen

Tel: 028 90 205 900

Email: caroline.mckillen@mcconnellproperty.com

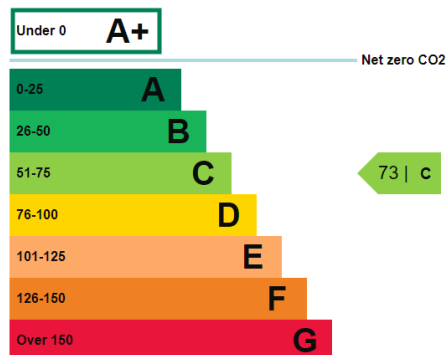
Website: www.mcconnellproperty.com

EPC

Rating— C73. Copy certificate available on request

Energy efficiency rating for this property

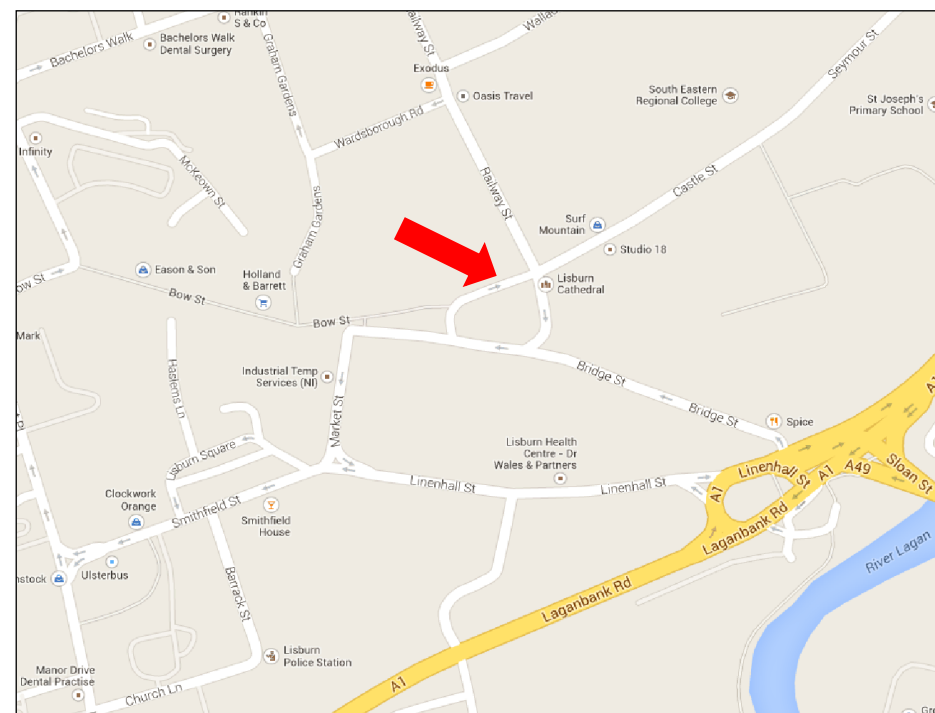
This property's current energy rating is C.



VAT

All prices, rentals and outgoings are quoted exclusive of though may be liable to Value Added Tax.

Location Plan



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Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:- The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 -<http://www.legislation.gov.uk/ukSI/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McConnell Chartered Surveyors. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

McConnell Chartered Surveyors for themselves and for the vendors/landlords of this property whose Agents they are, give notice that:- (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of McConnell Chartered Surveyors has any authority to make or give representation or warranty in relation to this property.