

**OK
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TO LET

4 Market Place, Lisburn, BT28 1AN

Prime Retail / Office Unit of c. 614 sq ft

LOCATION / DESCRIPTION

Lisburn is Northern Ireland's second largest city with a population of c. 114,000 people. The city is located c. 9 miles south of Belfast, adjacent to the Belfast / Dublin transport corridor and is well served by road and rail links.

The subject is located on Market Place, the main vehicular thoroughfare through the city centre and a short walk from the pedestrianised prime retail pitch of Bow Street and Bow Street Mall Shopping Centre. Occupiers in the vicinity include Progressive Building Society, Greggs, Ford, Abbey Insurance, Templeton Robinson. Fred Dalzell and Partners.

The subject comprises a ground floor retail unit currently fitted as an estate agency office. The property has been finished to a high standard to include, plastered and painted walls, vinyl tiled floor coverings and a glazed shop front.

The accommodated provides an open plan office, a glass partitioned cellular office, a small kitchen area, WC facilities and two small stores. The property would be suited to a wide variety of uses

Description	Area sq m	Area sq ft
Ground Floor Retail / Office	C. 57 sq m	C 614 sq ft

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/uk/si/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

FILE REF 7241

LEASE DETAILS

RENT:	£8,000 per annum
TERM:	Negotiable
REPAIRS / INSURANCE:	Effective full repairing and insuring lease
SERVICE CHARGE:	Payable in respect of landlords costs in maintaining the exterior of the building
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT.

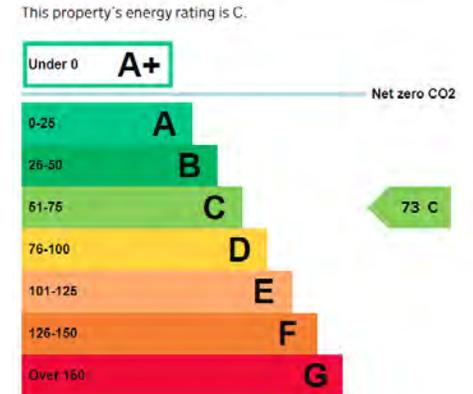
NAV (RATES PAYABLE)

NAV: £7,150

Estimated rates payable in accordance with LPS

Website: £3,761.74

NOTE: The property may be eligible for small business rate relief which would reduce the rates by a further 20%



FURTHER INFORMATION

MARK JOHNSTON

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O'CONNOR KENNEDY TURTLE

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