



Instinctive
Excellence
in Property.

To Let

Commercial Opportunity
c. 1,136 sq ft (106 sq m)

First Floor
71-73 Bachelors Walk
Lisburn
BT28 1XN

COMMERCIAL

SUITABLE FOR A
RANGE OF USES (STPP)

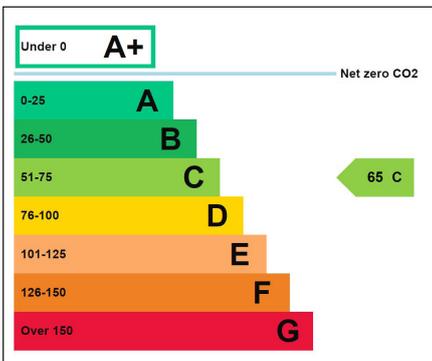


COMMERCIAL

Location Map



EPC



Location

Lisburn is a city in Northern Ireland with the area governed by Lisburn and Castlereagh Borough Council having a population of c.146,452 in 2020.

Accessibility is excellent, with the M1 motorway being approximately 6 minutes' drive and Lisburn train station being a 2-minute walk away from the unit.

The property is located a short distance from Bow Street Mall, with a range of retailers, restaurants, and professional firms in the vicinity.

Description

The subject property formerly used as a restaurant comprises a first floor commercial opportunity. The space is open plan with a former kitchen to the rear and dedicated toilets.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
First Floor	1,136	106

Lease Details

Rent: On application
Term: Flexible

The landlord is open to a wide range of uses.

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £7,800
Rate in the £ for 2024/2025: £0.547184
Estimated rates payable: £4,268.04

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.

RICHARD McCaIG: 📞 028 9027 0034 📠 079 0352 5280 ✉ richard.mccaig@osborneking.com

KYLE McCOMISKEY: 📞 028 9027 0012 📠 077 3081 1885 ✉ kyle.mccomiskey@osborneking.com

Osborne King, 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD

📞 028 9027 0000 ✉ property@osborneking.com 🌐 www.osborneking.com 📺 📷 📱

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 five years from when you cease to have a contractual relationship with Osborne King. 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.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.