



Part of the
Savills Group



To Let

Prominent Unit
c. 3,987 sq ft (370.5 sq m)

13 Antrim Street
Lisburn
BT28 1AU

RETAIL



RETAIL

Location Map



Location

This ground floor suite is located in Lisburn city centre, offering excellent accessibility to a range of amenities. The M1 motorway network is just a 6 minute drive away and Lisburn Train Station only a 7 minute walk from the premises. The unit is situated conveniently a short distance to Bow Street and Bow Street Mall, which features a variety of local and commercial retailers, cafés and restaurants.

Description

This spacious ground floor unit comprises tiled & wood flooring, suspended ceilings, multiple private rooms and WCs.

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
Ground Floor	3,507	325.90
First Floor	480	44.60
Total	3,987	370.50

Lease Details

Term: Negotiable
Rental: £14,000 per annum exclusive

Rates

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

Net Annual Value: £15,900
Estimated rates payable: £8,700.23

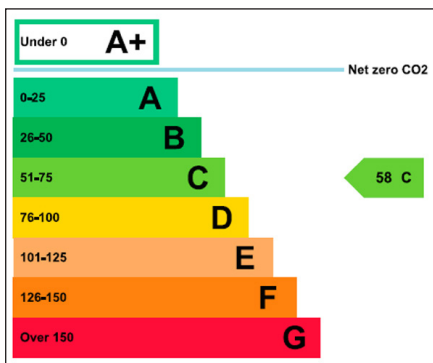
VAT

The property is not registered for 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.

EPC



CHRIS SWEENEY: 📞 028 9027 0032 📠 079 3142 2381 ✉ chris.sweeney@osborneking.com
 CHARLOTTE BLAIR: 📞 028 9027 0047 📠 079 5620 7675 ✉ charlotte.blair@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/ukxi/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

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