

# To Let / For Sale

Prime City Centre Retail Unit  
40-42 Market Square, Lisburn, BT28 1AG



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## Summary

- Situated in a high footfall location in Lisburn's pedestrianised prime retail pitch.
- Substantial property extending to approx. 3,781 Sq Ft (351.27 Sq M).
- Configured to permit retail sales on ground and first floors.
- Fully fitted accommodation finished to a high standard requiring minimal ingoing expenditure.
- Suitable for a variety of uses, subject to any necessary statutory consents.

## Location

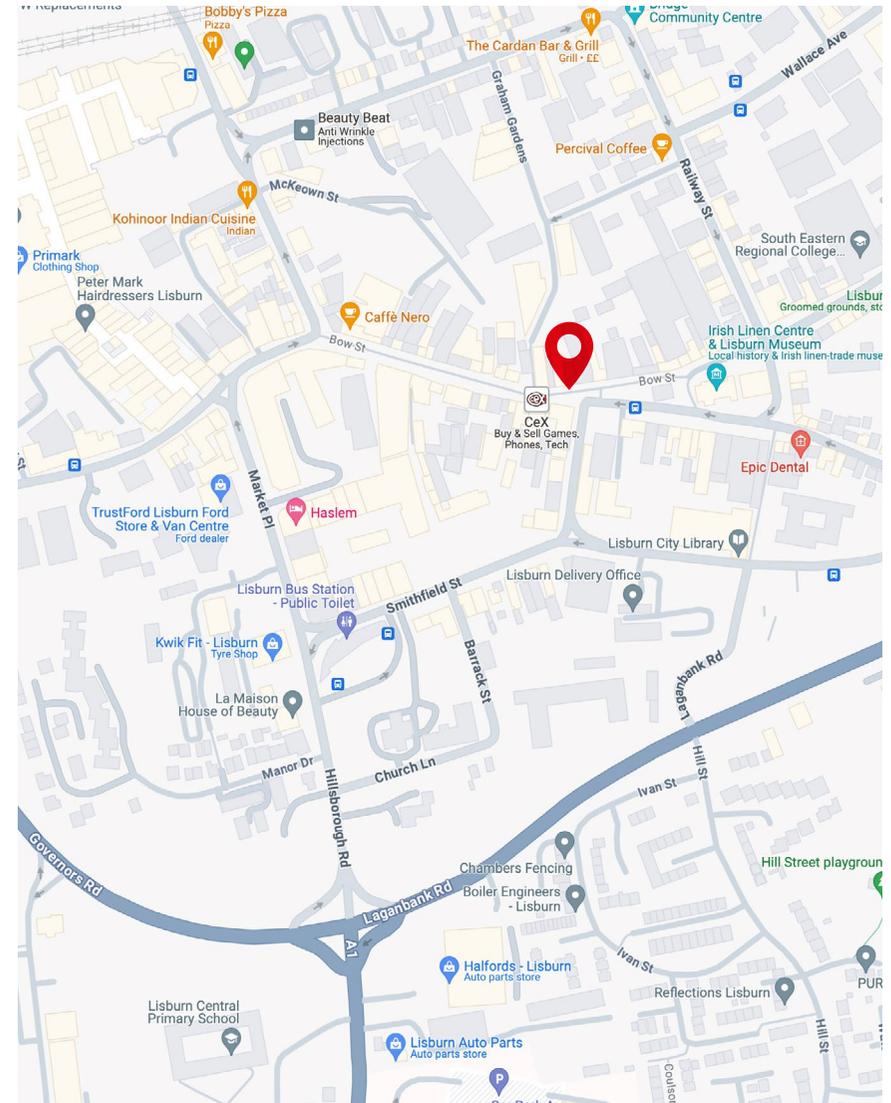
Lisburn is a city forming part of the Belfast Metropolitan Area situated approximately 10 miles southwest of Belfast with a population of c. 52,000 people and a district population of c. 150,000 people (2021 Census). It is easily accessible by road being strategically located just off the M1 motorway and is well served by public transport with excellent bus and rail links.

The city has a strong retail offering with the subject property occupying a prominent high footfall position on Market Square at its junction with Bow Street in Lisburn's pedestrianised prime retail pitch close to numerous public car parks with neighbouring occupiers such as Specsavers, CEX, Nationwide, Tesco Express, Argento, Superdrug and B&M.

## Description

A substantial part three storey and part two storey mid terrace retail unit of a traditional construction beneath pitched and flat roofs. The façade has a painted rendered finish and an aluminium framed glazed shopfront with an automatic sliding door. To the rear of the property there is a small enclosed shared yard.

The ground floor comprises open plan retail sales and is finished to a high standard to include plastered/painted walls, suspended ceilings, spot lighting, air conditioning and tile floor coverings. The first floor can provide further open plan retail sales with finishes such as plastered/painted walls, fluorescent strip lighting, air conditioning and vinyl floor coverings with kitchen and WC facilities to the rear and storage accommodation at second floor level.



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### Accommodation

The property provides the following approximate net internal areas:

Description	Sq Ft	Sq M
Ground Floor	1,682	156.27
First Floor	1,547	143.72
Second Floor	552	51.28
<b>Total</b>	<b>3,781</b>	<b>351.27</b>

### Lease Details

- Term: By Negotiation, subject to a minimum of 3 years.  
Rent: £27,500 per annum exclusive, subject to contract.  
Repairs: Full repairing terms, tenant is responsible for all internal and external repairs/maintenance to the property.  
Buildings Insurance: Tenant to reimburse the landlord in respect of the premium.

### Price

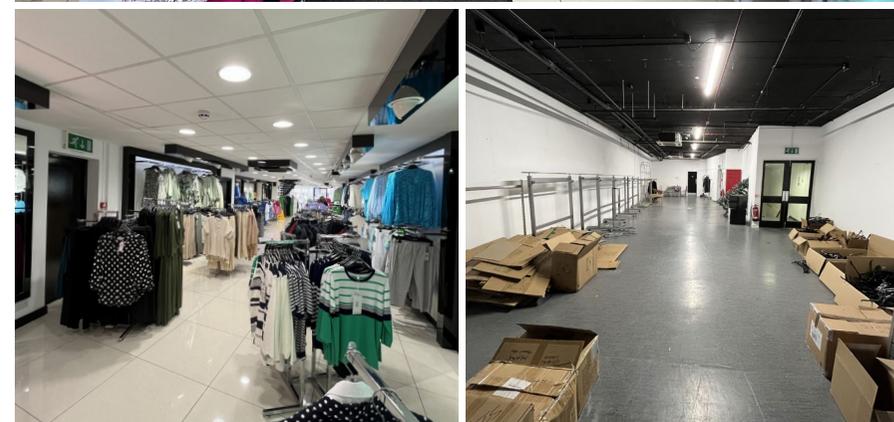
Offers in excess of £285,000 exclusive, subject to contract.

### Non-Domestic Rates

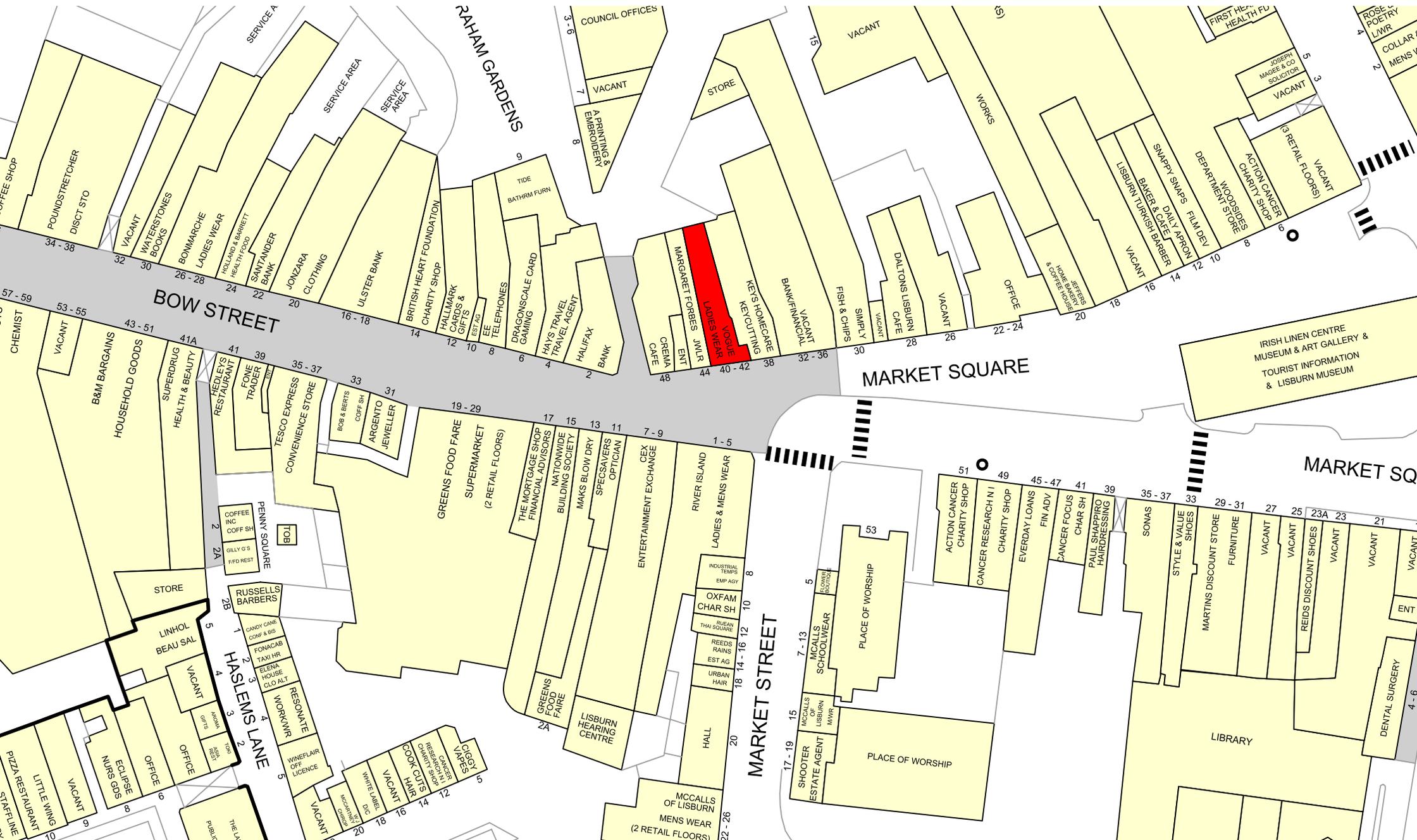
Rates payable for 2023/24 are approximately £14,153.

### VAT

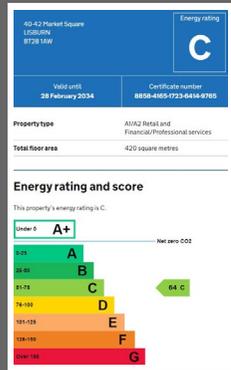
All prices, rentals and outgoings are quoted exclusive of but may be liable to Value Added Tax.



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## EPC



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