



**To Let**

**Retail Premises 456 Sq. Ft.  
3 Castle Street, Lisburn, BT27 4SR**



- **High levels of passing traffic**
- **Prominent location near the corner of Castle Street and Railway Street**
- **Retail and storage space c.456 sq.ft.**

#### **LOCATION**

Lisburn is the third largest city in Northern Ireland and is located 8 miles from Belfast. It has a population c. 120,000 people (2011 census) and good transport links to the rest of Northern Ireland via the M1 motorway.

The subject property is located on the corner of Castle Street and Railway Street within the one way system around Lisburn City Centre and offers excellent return frontage and visibility. It is located a short distance away from the pedestrianised retail centre of Bow Street. Also within walking distance are the Lisburn Museum and Linen Centre, Lisburn Cathedral and the South Eastern Regional College.

#### **DESCRIPTION**

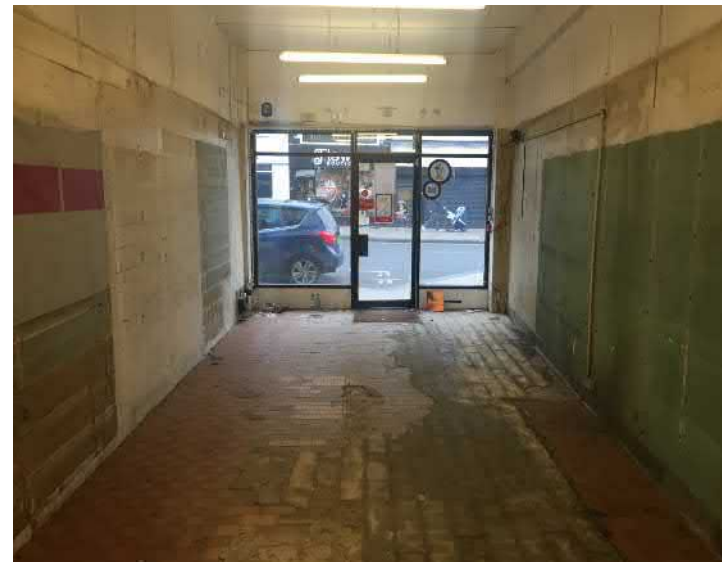
The property is of traditional construction. The building is arranged internally to provide an open plan retail space along with separate staff toilets and kitchenette. The rear of the property can be used as a small storage area.

The property avails from an excellent 3.7 metre frontage onto Castle Street and benefits from a large volume of passing pedestrian footfall.

There is a mixture of plaster painted and bare walls along with laminate and tiled floors of the shop area and concrete floor in the storage area.

Private parking is available to the rear of the unit accessed from Castle Street, these spaces are available on separate licence agreements.

Nearby occupiers include Shannon's Jewellers, Cycle Zone, The Hair Room, Little Wing, Rose and Poetry, and Eastwood Estate Agents.





## ACCOMMODATION

Retail Area	388 Sq. Ft.	(36 Sq. M.)
Storage Area	48 Sq. Ft.	(4.5 Sq. M.)

The property also benefits from a a staff toilet and kitchenette area.

## PROPOSED LEASE DETAILS

Term	Negotiable
Rent	£7,500 per annum
Rent Review	5 yearly
Repairs	Full repairing and insuring lease
Service Charge	Payable by Tenant

## NAV

We are advised by Land and Property Services the property has an NAV of £6,600. The rate in the £ for 2018/19 is £0.555698 resulting in rates payable of approx. £3,668.

## VAT

We are advised that the subject property is VAT registered and therefore VAT will be charged in addition to the above rents.

## EPC

Available on request.

## FURTHER INFORMATION

For further information or viewing please contact;

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