



To Let - Retail Unit

6 Railway Street, Lisburn

Highly Prominent retail unit on main arterial route c. 810 sq. ft. with upper floor storage

tdk commercial
property
consultants
028 9024 7111

- **Highly prominent retail unit within Lisburn City Centre**
- **Located within short walking distance of the main public transport stations**
- **Excellent frontage within one way system**
- **Ample storage space on upper floors c.1,100 Sq.Ft**

LOCATION

The property is located in the heart of Lisburn City Centre providing highly prominent and easily accessible retail space.

The property is located on Railway Street approximately 50m from the Irish Linen Centre a large tourist attraction for the area. It is easily accessible by road and is within short walking distance of the main bus and rail terminals at Railway Street and Smithfield Street. On street parking is located opposite the property.

Nearby occupiers include Shannon's Jewellers, Little Wing, Reid's Shoes, Lisburn Cathedral, Rose and Poetry, The Hair Lounge and The Bank of Ireland.

DESCRIPTION

Prominent unit suitable for retail/coffee shop with storage on upper floors. The ground floor is finished to plaster painted walls and ceiling, carpeted floor, central heating and w/c facilities.



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LEASE DETAILS

TERM: Minimum 3 year lease
RENT: £15,000 per annum
RENT REVIEW: On an upward only basis
REPAIRS: Tenant responsible for internal repairs.

VAT

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

ACCOMMODATION

GROUND FLOOR 814 Sq. Ft. (75 Sq.M)
FIRST FLOOR 550 Sq. Ft. (51 Sq. M)
SECOND FLOOR 557 Sq. Ft. (52 Sq. M)

EPC

Available upon request

CAR PARKING

A private car park is located to the rear of the property. Spaces are available on a separate licence agreement

FURTHER INFORMATION

Strictly by prior appointment with agents:

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