



To Let

Unit 2, Linenhill House,  
Linenhall Street, Lisburn

**tdk** commercial  
property  
consultants  
028 9024 7111  
[www.tdkproperty.com](http://www.tdkproperty.com)



## LOCATION

Linenhill House is located in the city of Lisburn and lies approximately 9 miles southwest of Belfast.

The property is located less than 1 mile from the M1 motorway and occupies a prominent position on Linenhall Street.

There is a large public car park situated directly opposite the site together with pay an display street parking.

Neighbouring occupiers include Warnocks Pharmacy, Turkington Windows and Conservatories and the Library Board.

## DESCRIPTION

The subject property comprises a ground floor retail unit within Linenhill House on a main arterial route into Lisburn city centre.

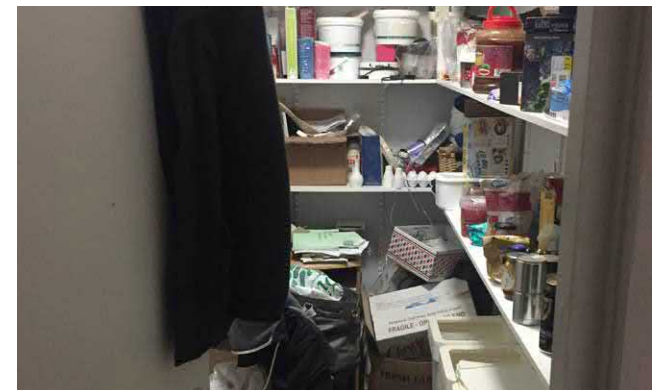
The unit is currently fitted and occupied as a retail unit.

The property benefits from large glazed frontage and is finished internally to a high specification with wooden floor, plastered ceiling with recessed lighting and painted walls.

## ACCOMMODATION DETAILS

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following areas:

Ground..... 1,573 Sq. Ft..... (146 Sq. M)



## LEASE DETAILS

Rent: £23,000 per annum  
Term: Negotiable  
Rent Review: 5 yearly  
Repairs: Full repairing and insuring lease  
Insurance: Payable by Tenant

## RATES

We have been advised by the land and property service that the NAV for the unit is £12,800. The rate in the £ for the 2020/21 year is £0.505611 resulting in rates payable of £6,472

## EPC

C75  
Certificate Reference Number  
0861-0034-7439-4192-1006

## VAT

The building is VAT registered.

## VIEWING AND FURTHER INFORMATION

Please contact-  
Mark McKinstry  
Tel: 028 9089 4060  
Mobile: 07342 034828  
Email: mark.mckinstry@tdkproperty.com  
Connor James  
Tel: 028 9089 4061  
Mob: 07341 866173  
Email: connor.james@tdkproperty.com

