



To Let

Unit 2, Linenhill House,
Linenhall Street, Lisburn

tdk commercial
property
consultants
028 9024 7111
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.

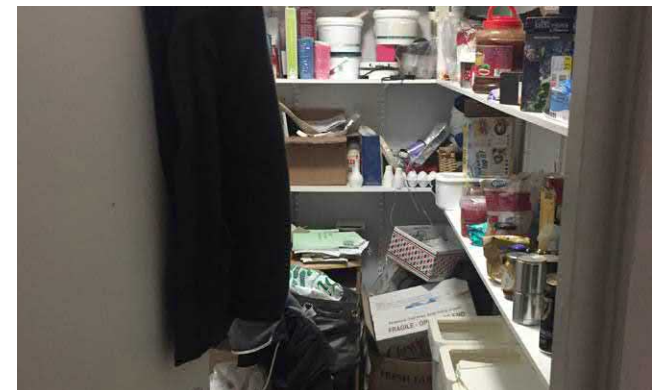
The unit is currently fitted and occupied as a retail unit.

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 2019/20 year is £0.566772 resulting in rates payable of £7,255

EPC

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

VAT

The building is VAT registered.

VIEWING AND FURTHER INFORMATION

Please contact-
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