



**FOR SALE/
TO LET**
Prominent
Retail Unit and
Development
Opportunity
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For Sale/To Let

Prominent Retail Unit and Development Opportunity
3 Bridge Street, Lisburn, County Antrim

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PROPERTY SUMMARY

- PRIME CITY CENTRE RETAIL LOCATION
- RARE CITY CENTRE RESIDENTIAL DEVELOPMENT OPPORTUNITY
- EXCELLENT VIEWS ACROSS GROUNDS OF LISBURN CATHEDRAL

LOCATION

The City of Lisburn is located c. 8 miles south west of Belfast and forms part of the Belfast Metropolitan Area. It had a population of 71,465 people at the time of the 2011 Census and has excellent transport links to the rest of the province via the M1 motorway.

The subject property is located on Bridge Street one of the main routes into the city.

Neighbouring occupiers include The Irish Linen Museum, Reid's Shoes, Lisburn City Centre Management, C S Lowry and the Bank of Ireland.

DESCRIPTION

The property is a traditional built mid terrace property with brick and stone walls and slate tiled roof. The ground floor unit is currently arranged internally to provide a customer waiting area, service area and additional storage areas including toilet facilities. The retail unit benefits from a 4.5 metre glazed frontage onto Bridge Street. The unit is currently fitted out and has planning permission for use as a dog grooming parlour.

The upper floor offices have own door access from Bridge Street with a shared entrance hall and stairwell. Planning application LA05/2021/0305/F has been submitted for permission to convert the offices into two two-bedroom apartments. The upper floors also benefit from excellent views across the grounds of Lisburn Cathedral.

RETAIL ACCOMODATION	Sq. Ft	Sq. M
Customer waiting and sales area	118	10.94
Service area 1	147	13.67
Service area 2	38	3.5
WC	38	3.5
Storage Area	75	7
Total	416	38.61

RENT

£6,500 + VAT per annum (£550 + VAT per month)

One months deposit will be held for the term of the lease.

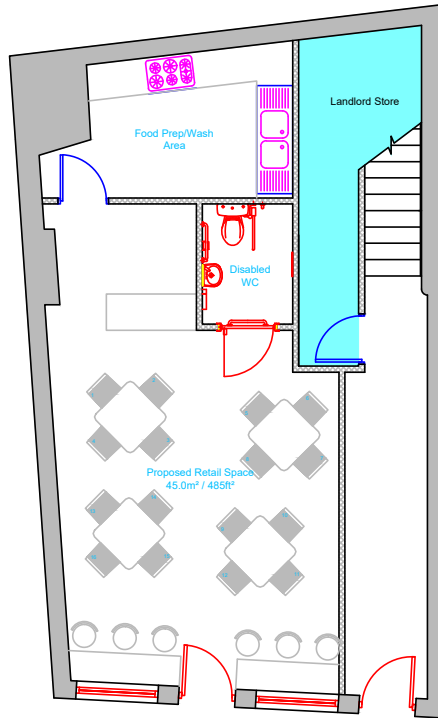
UPPER FLOOR OFFICE ACCOMODATION	Sq. Ft	Sq. M
First Floor	532	49.4
Second Floor	525	48.77
Total	1,057	98.17

RATEABLE VALUE

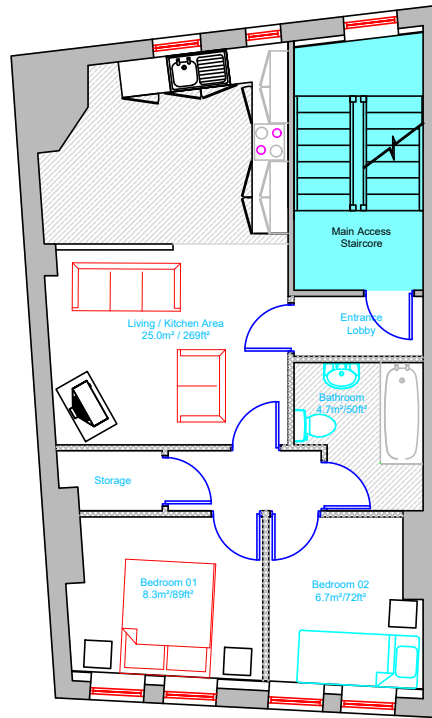
We have been advised by Land and Property Services that the NAV of the property are as follows

ACCOMMODATION	NAV (£)	RATES PAYABLE (£)
Retail Unit	£4,600	£2,326
First & Second Floor	£4,650	£2,351

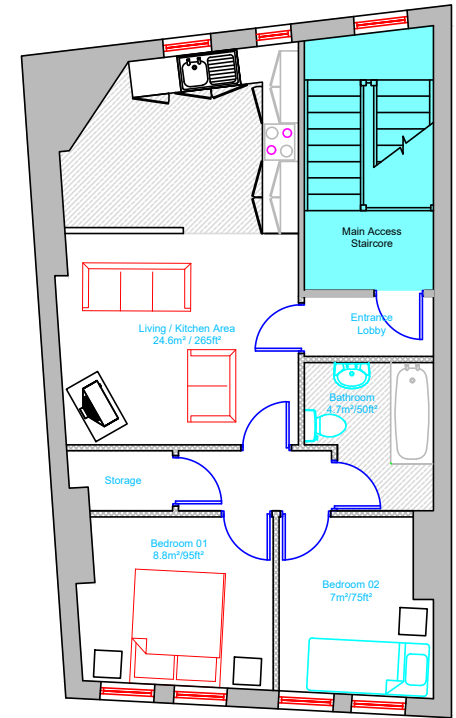
FOR SALE/TO LET - 3 Bridge Street, Lisburn, County Antrim



Proposed
Ground Floor



Proposed
First Floor



Proposed
Second Floor

PROPERTY SALES DETAILS

Price : £135,000 (One Hundred and Thirty Five Thousand Pounds)

Assumed Freehold or Long Leasehold.

EPC

Rating - 82

EPC Certificate available on request.

FURTHER INFORMATION

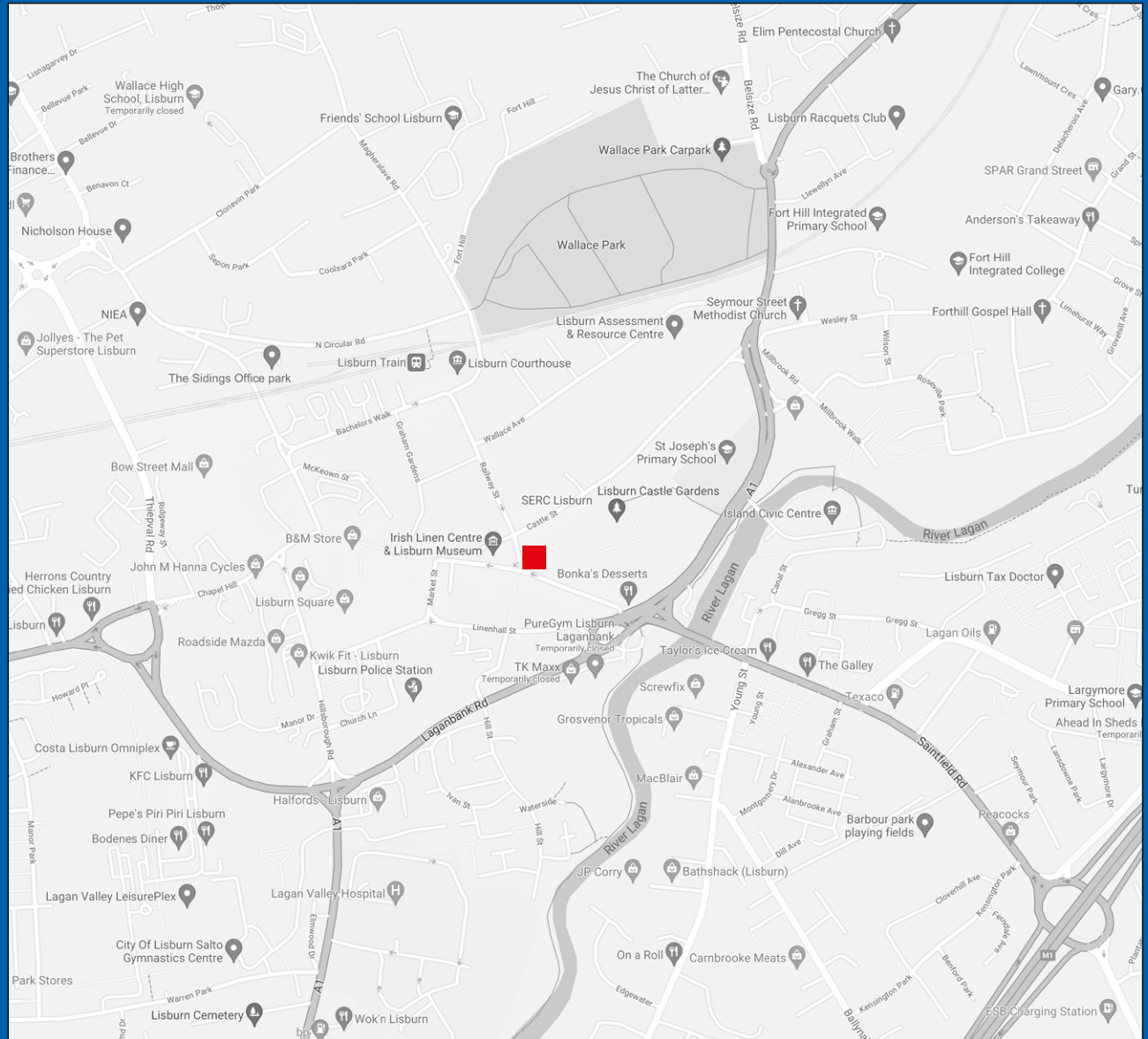
For more information or to arrange a viewing please contact:



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All plans and photographs are for guidance purpose only and are not necessarily comprehensive.



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