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Prominent Retail Unit

1,757 sq. ft

8 Railway Street
Lisburn, BT28 1XG

TO LET

PROPERTY SUMMARY

- **High levels of passing traffic**
- **Excellent frontage onto Railway Street**
- **Ground floor retail space with first and second floor storage**
- **Nearby occupiers include Collar & Tie, Castle 12 Caffe & Woodsides.**



LOCATION

The property is located on Railway Street in the heart of Lisburn City Centre. Lisburn is a well established and growing city with a population of approximately 151,000 people.

The city is located approximately 8 miles from Belfast City Centre, with direct access via the M1 motorway.

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

DESCRIPTION

The subject property comprises three stories of commercial premises suitable for a variety of uses.

The property benefits from an excellent frontage onto Railway Street, part of the City's one way system.

Internally the unit is open plan on each level, with excellent natural lighting, a functioning electric roller shutter and W/C facilities

Nearby occupiers include Collar & Tie, Castle 12 Caffee, Woodsides, Roy Ervines and Action Cancer with the Irish Linen Centre Museum & Library and South Eastern Regional College nearby.

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ACCOMMODATION

Description	Sq Ft	Sq M
Ground Floor Retail	1,108	103
First Floor Storage	355	33
Second Floor Storage	294	27.3
Total	1,757	163.3

LEASE DETAILS

Rent:	£12,500
Term:	Negotiable lease
Repairs:	Effectively FRI basis
Management Fee:	5% of annual rent
Insurance:	Tenant to reinburse the landlord

RATEABLE VALUE

We have been advised by Land and Property Services that the NAV is £14,800.00. The rate in the £ for 2026/2027 is 0.586496. Current rates payable £8,680.00.

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

EPC

A copy of the EPC Certificate can be made available upon request.

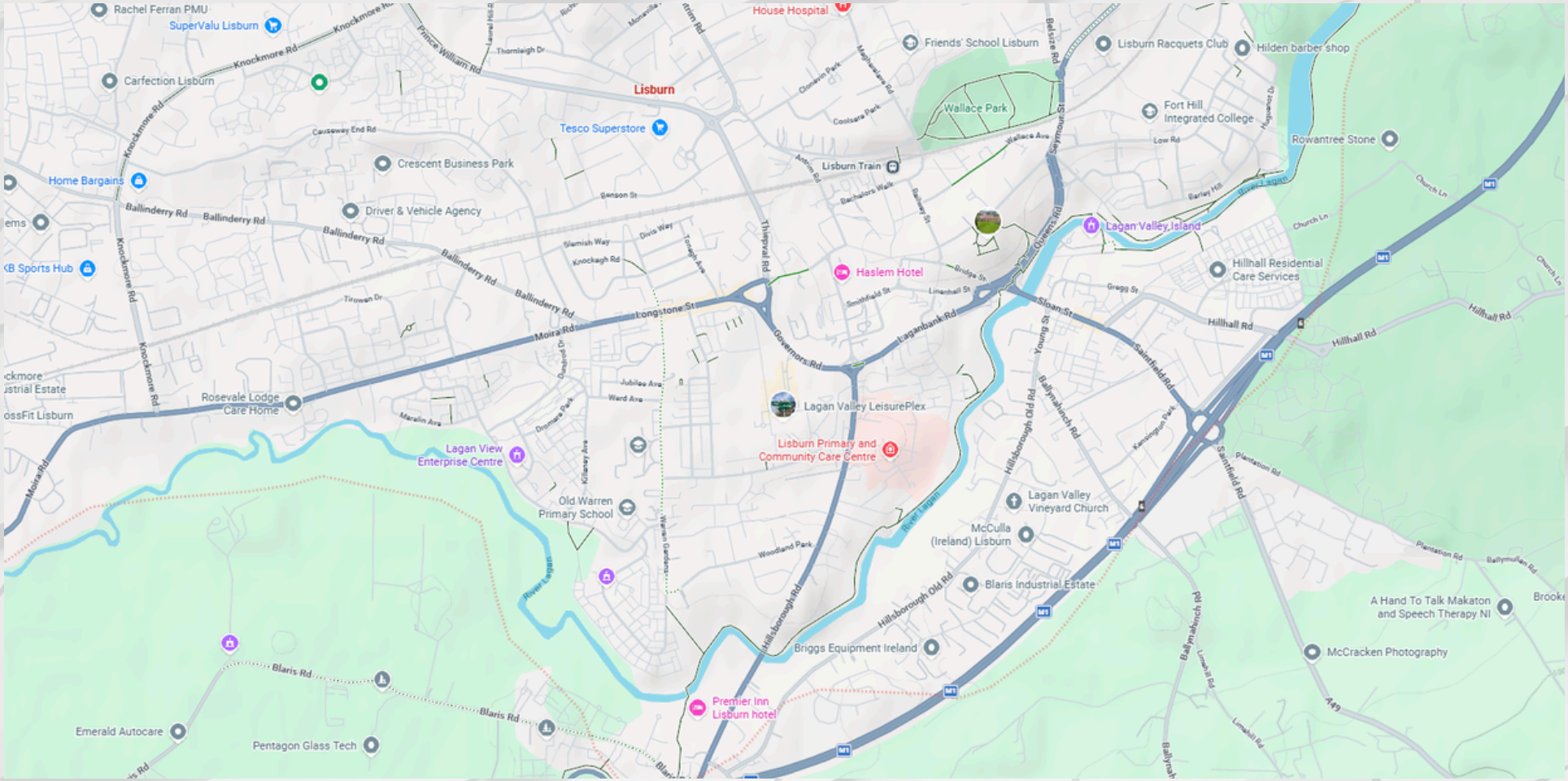
VIEWING AND FURTHER INFORMATION

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