

FOR SALE
PRIME RETAIL
INVESTMENT
Tenant Unaffected
4 sq.ft (824.38 sq.m)
EPC - C1
K Osborne
Kine
9027 0000



P GRAHAM GARDENS **P**

GIFT SHOP



FOR SALE

Town Centre Retail Premises Extending to c. 2,476 sq ft

32 Bow Street, Lisburn, BT28 1BN

LOCATION / DESCRIPTION

Lisburn is Northern Ireland's second largest city with a population of c. 114,000 people. The city is located c. 9 miles south of Belfast, adjacent to the Belfast / Dublin transport corridor and is well served by road and rail links.

The subject property occupies a prominent position along the pedestrianised portion of Bow Street which serves as the City's main retailing hub. Neighbouring occupiers include Santander, Waterstones, H. Samuel and Café Nero.

The subject property comprises a two-storey retail / office building with extensive frontage to both Bow Street and the pedestrian alleyway leading to the public car park at the rear of the building.

On the ground floor there is a large bright and open retail area, finished to include laminate flooring, painted and plastered walls and air conditioning. Additionally, there is a disabled WC and rear store.

On the first floor there are three offices with the largest benefitting from three large windows fronting Bow Street. There is also a kitchen at the rear and a further 4 WC's on this floor.

Externally there is private parking to the rear of the property accessed via McKeown Street.

Additionally, Bow Street Mall is located further along the street, with anchor tenants including Primark and Bow Street.

The building could easily be let as two units as the first floor has own door access at the side of the property.



114,000

POPULATION

NORTHERN IRELAND'S
SECOND LARGEST CITY



CONNECTIVITY

LOCATED C. 9 MILES
SOUTH OF BELFAST,
ADJACENT TO THE
BELFAST / DUBLIN
TRANSPORT CORRIDOR



SHOPPING

WITHIN WALKING
DISTANCE OF BOW
STREET MALL



PUBLIC TRANSPORT

WELL SERVED BY ROAD
AND RAIL LINKS

ACCOMMODATION

Description	Area sq m	Area sq ft
GROUND FLOOR		
Open Plan Retail / Office Area	119 sq m	1,281 sq ft
Rear Store	9.7 sq m	104 sq ft
GROUND FLOOR TOTAL	129 sq m	1,389 sq ft
FIRST FLOOR		
Office 1	48.8 sq m	525 sq ft
Office 2	14.1 sq m	152 sq ft
Office 3	10.9 sq m	117 sq ft
Kitchen	27.1 sq m	292 sq ft
FIRST FLOOR TOTAL	101 sq m	1,087 sq ft
TOTAL OVERALL AREA	230 sq m	2,476 sq ft



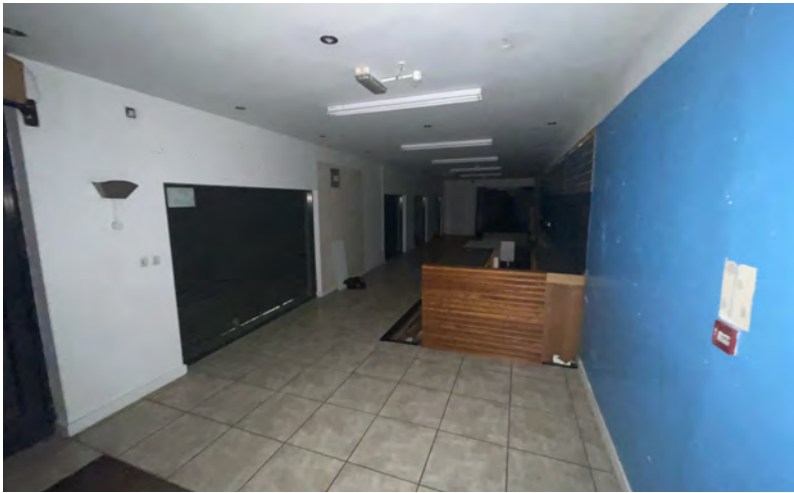
For Identification Purposes Only

NAV

From our review of the Land and Property Service online website, the NAV for the subject property is £16,400. The commercial rate in the pound for 2021/2022 is £0.505616.

Please note that prospective tenants should make their own enquiries to confirm the NAV / rates payable.





SALES DETAILS

PRICE

Offers over £225,000

TITLE

Assumed freehold

VAT

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

NAV

From our review of the Land and Property Service online website, the NAV for the subject property is £16,400

The commercial rate in the pounds for 2022/2023 is £0.513873

(Estimated rates payable: £8,427.52)

Customer Due Diligence:

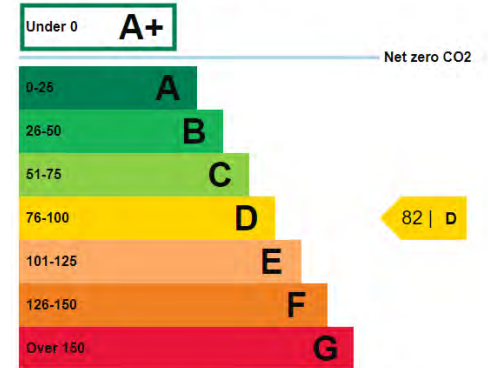
As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

File No. 9154

EPC CERTIFICATE

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

CONTACT DETAILS

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