



To Let

Prominent Retail Showroom (By way of assignment)
12 Market Place, Lisburn

tdk	commercial property consultants
028 9024 7111	
www.tdkproperty.com	

PROPERTY SUMMARY

- High profile retail/showroom unit in Lisburn City Centre
- 20 dedicated on-site parking spaces
- Fully fitted and available for immediate occupation
- Suitable for a variety of uses
- Incentive package available

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 Market Place one of the main arterial routes into the city and sits adjacent to the recently refurbished Ford Car Showroom.

Neighbouring occupiers include The Progressive Building Society, Danske Bank and the main pedestrian entrance to Bow Street Mall.

DESCRIPTION

The property is a modern purpose-built showroom with first floor offices and staff facilities. The property was previously used as a car showroom and is currently fitted out to a high standard to include a mixture of tiled and carpeted floors, plaster painted walls and suspended ceiling and recessed lighting.

Externally the property benefits from excellent road frontage on Market Place and dedicated on site car parking for approximately 20 cars.

FLOOR	ACCOMODATION	Sq. Ft	Sq. M
Ground Floor	Showroom	2,448	227
First Floor	Offices	1,622	151
First Floor	Kitchen	93	9

LEASE TERMS

Term: Lease expires 31 December 2028 (subletting will be considered).
Rent: £48,000 p.a. plus VAT.
Rent Review: Next rent review due in 2023.
Repairs/Insurance: Full repairing and insuring lease.



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RATEABLE VALUE

We have been advised by Land and Property Services that the rateable value is £26,900. The rate in the for 2021/2022 in Lisburn and Castlereagh is £0.505616. The estimated Rates Payable are £13,602.

Currently no rates are payable until April 2022 due to on going Covid19 Relief.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

EPC

The property has been assessed and has a rating of 49.



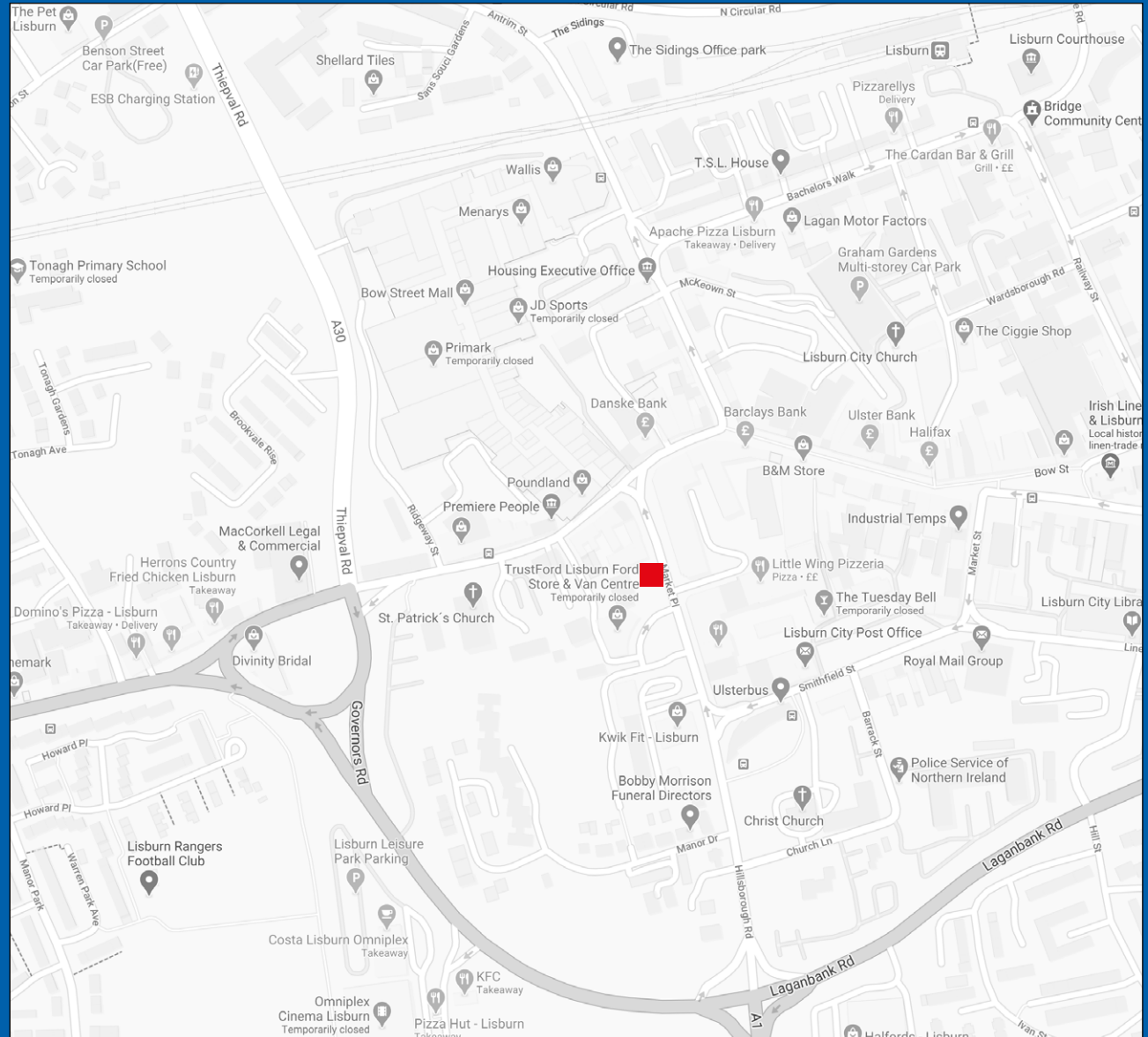
FURTHER INFORMATION

For more information or to arrange a viewing please contact:



Contact: Mark Thallon
Tel: 028 9024 7111
Mobile: 07802 520008
Email: mark.thallon@tdkproperty.com

Contact: Connor James
Tel: 028 9024 7111
Mobile: 07341 866173
Email: connor.james@tdkproperty.com



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