



To Let Prime Ground Floor Retail Premises

26 Market Square, Lisburn, BT28 1AG

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**FRAZER
KIDD**

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Description

The property comprises an excellent ground floor retail premises which is currently occupied by Cancer Focus. The ground floor comprises a spacious open plan sales area with 3 well fitted offices to the rear of the building, also including a kitchen and disabled toilet facilities.

The property is fitted throughout to include a highly visible glazed shop frontage, suspended ceiling with recessed lighting, a mix of wooden laminate and carpeted flooring throughout, air conditioning, plastered and painted walls.

Accommodation

We calculate the approximate areas of the property to be as follows:

Description	Sq.M	Sq.Ft
Sales Area	151.66	1,632
Office 1	19.30	208
Office 2	19.17	206
Office 3	14.61	157
Kitchen	4.81	52
Net Internal Area:	209.55	2,255

Rates

NAV: £24,800

Rate in £ (2022-23): 0.513873

Estimated Rates Payable: £12,744.05 per annum

*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Rent

Inviting offers in the region of £22,500 per annum.

Repair

Tenant responsible for interior repairs and exterior repairs by way of a service charge.

Insurance

Tenant responsible for repayment of the landlord's building insurance premium.

VAT

All figures quoted are exclusive of VAT, which may be payable.

Management Fee

Tenant responsible for payment of agent management fees calculated at 5% + VAT of the annual rent.

Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





FRAZER KIDD

For further information please contact:

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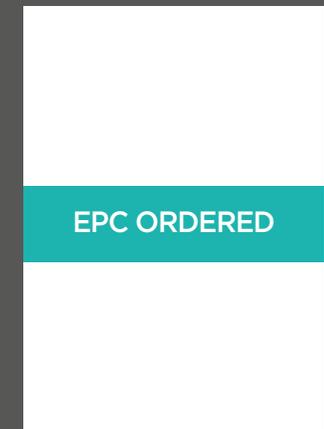
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EPC



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