

# TO LET

2 No Retail Units

12/14 Smithfield Square, Lisburn BT28 1TH

**TEMPLETON  
ROBINSON**  
**COMMERCIAL**

CHARTERED VALUATION SURVEYORS



These are two very smart shop units situated in a thriving commercial location, beside the Post Office, Bus Station and public Car Park in the heart of Lisburn town centre.

Each unit is entirely self-contained and offers scope for a wide variety of businesses. Each unit has aluminium shop fronts, inset fluorescent lighting and good sound insulation. Ready to occupy with a minimum of outlay.

## SIZE

### Unit 1, 12 Smithfield Square

Shop	388 sq.ft.	(36.1 sq.m.)
Office	67 sq.ft.	(6.2 sq.m.)
Separate W.C.		

### Unit 2, 14 Smithfield Square

Shop	345 sq.ft.	(32.1 sq.m.)
Office	63 sq.ft.	(5.9 sq.m.)
Store	19 sq.ft.	(1.8 sq.m.)

<b>RENT</b>	<b>Unit 1, 12 Smithfield Square</b>	<b>£12,500 per annum</b>
	<b>Unit 2, 14 Smithfield Square</b>	<b>£12,000 per annum</b>



54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747

E-MAIL: [dee@trcommercial.co.uk](mailto:dee@trcommercial.co.uk)

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Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRCPs or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.

VAT May be applicable to the above

LEASE By negotiation

### RATES

Unit 1, No 12 NAV £7,450  
Rates payable 2016/2017 £3,972.46  
after small business relief @20% £3,177.97

Unit 2, No 14 NAV £7,250  
Rates payable 2016/2017 £3,865.82  
after small business relief @20% £3,092.66

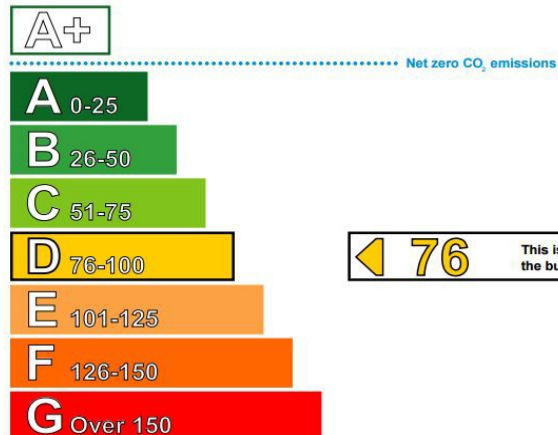
REPAIR Tenant responsible for internal repair and shop front and for payment of proportionate cost of external maintenance and cost of buildings insurance by way of a service charge.

EPC D-76

VIEWING By appointment with Agent 028 9042 4747

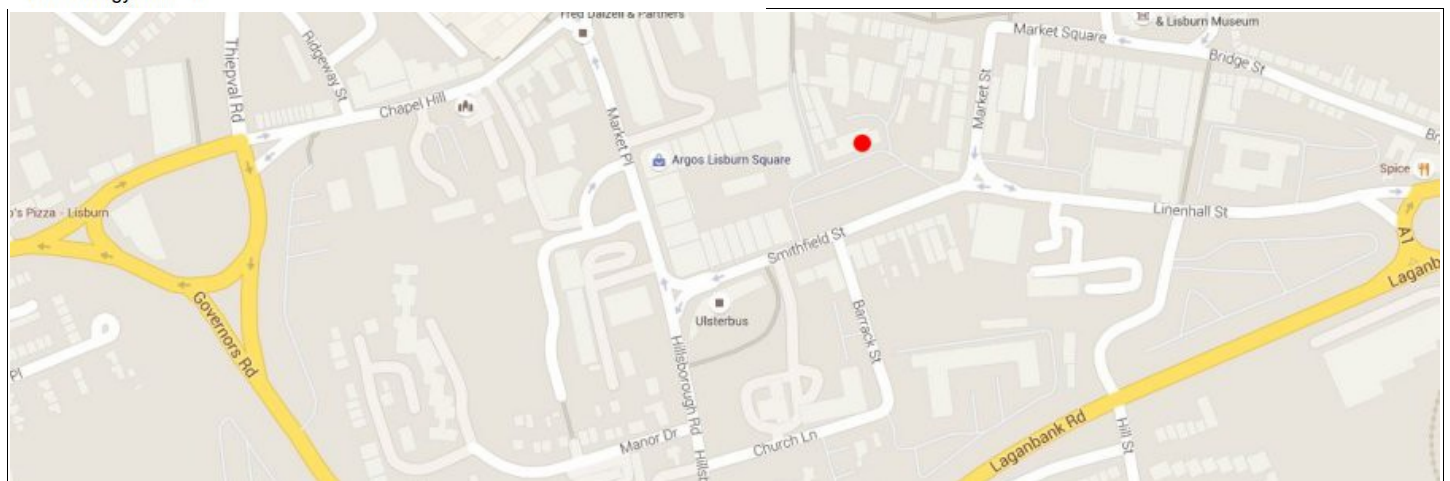
#### Energy Performance Asset Rating

More energy efficient



76 This is how energy efficient the building is.

Less energy efficient



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