

TO LET

Office Building c.1,035 sq.ft. (96.2 sq.m.) with Car Parking
20 Bachelors Walk, Lisburn BT28 1XJ



LOCATION

The subject property is located on **Bachelor's Walk, Lisburn**. Bachelor's Walk is a popular commercial location with a range of office users. It is within walking distance of **Bow Street Mall** and **Lisburn Train Station**. Neighbouring occupiers include **S Rankin & Co Insurance**, **S McKee Accountants**, **Terrence McCourt Solicitor** and **Joseph Lockhart & Son Solicitors**.

DESCRIPTION

The building provides office accommodation over three floors plus car parking to the front and rear. There is a kitchen located at first floor level along with separate male and female W.C.'s There is a three phase electric supply.

ACCOMMODATION

Ground Floor	Offices	c.425 sq.ft.	(39.4 sq.m.)
First Floor	Offices	c.293 sq.ft.	(27.2 sq.m.)
	Kitchen	c.32 sq.ft.	(3 sq.m.)
	Plus Male and Female W.C.'s		
Second Floor	Offices	c.285 sq.ft.	(26.5 sq.m.)
Total Accommodation		c.1,035 sq.ft.	(96.2 sq.m.)

Plus 3 car parking spaces (one at the front and two at the rear)
Additional car parking available on separate licence

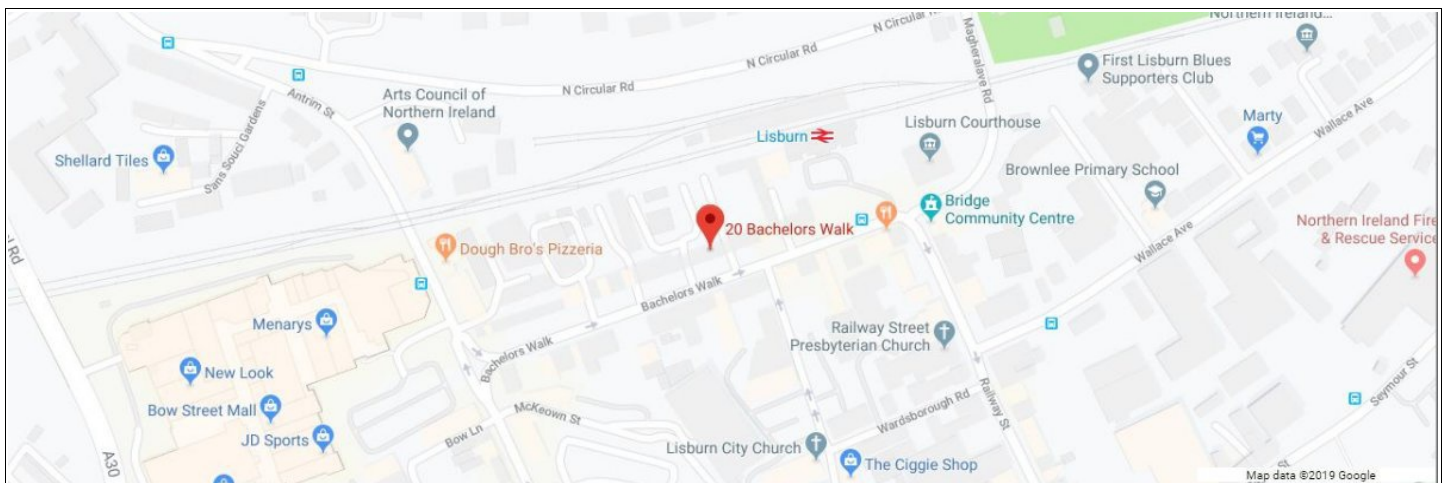
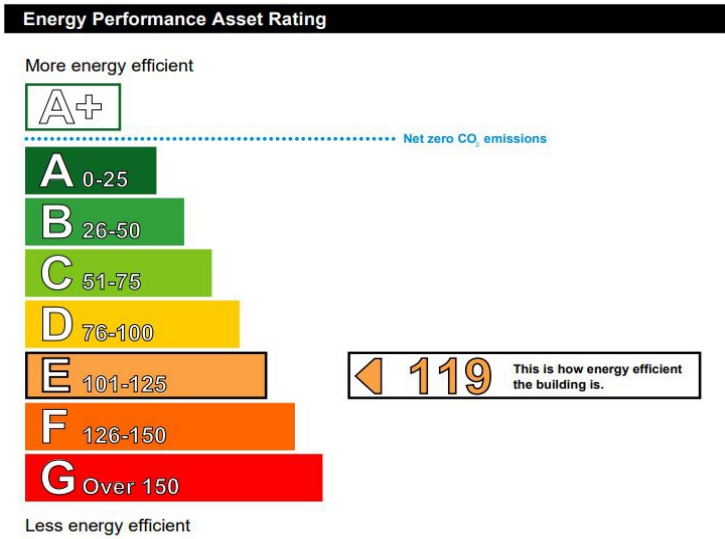


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LEASE DETAILS

Term	Minimum 3 years
RENT	£10,000 per annum exclusive
REPAIRS/INSURANCE	Full Repairing and Insuring basis
RATES	NAV £8,050 The Lisburn rate in 2019/20 is 0.566772 The rates with 20% small business rate relief are £3,650
VAT	The building is registered for VAT therefore VAT is chargeable on the Rent and Service Charge.
EPC	E-119
VIEWING	By appointment with Sole Agent 028 9042 4747



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