

TO LET (MAY SELL)

Excellent Retail Unit

10D Graham Gardens, Lisburn BT28 1XE



LOCATION

The subject property is located off **Graham Gardens, Lisburn**. It is at the edge of the surface car park and adjacent multi-storey. It is in close proximity to **Bow Street**, the main shopping thoroughfare in the city.

Lisburn is the second largest population of c.110,000 and an estimated catchment of 500,000 within a 30 minute drive time.

DESCRIPTION

The subject property is single storey former hairdressing salon plus ancillary storage, kitchen and W.C.'s. It has a solid floor overlaid with laminate wood, aluminium shop front, electric heating and manual roller shutter doors.



ACCOMMODATION c.1,835 sq.ft. (170 sq.m.)

PRICE Offers over £170,000

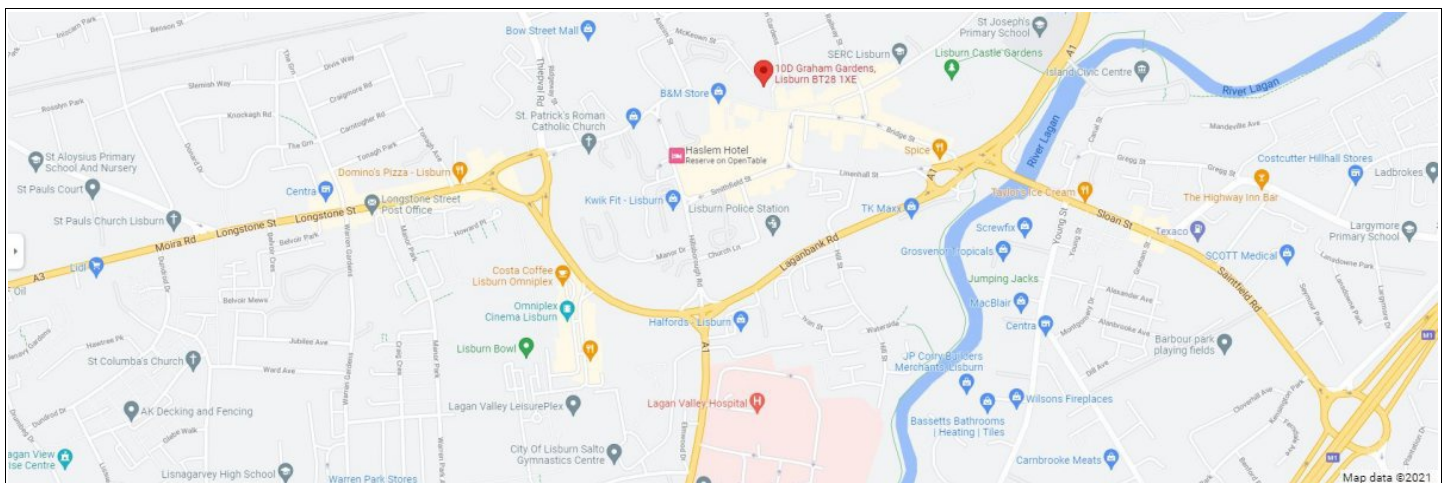
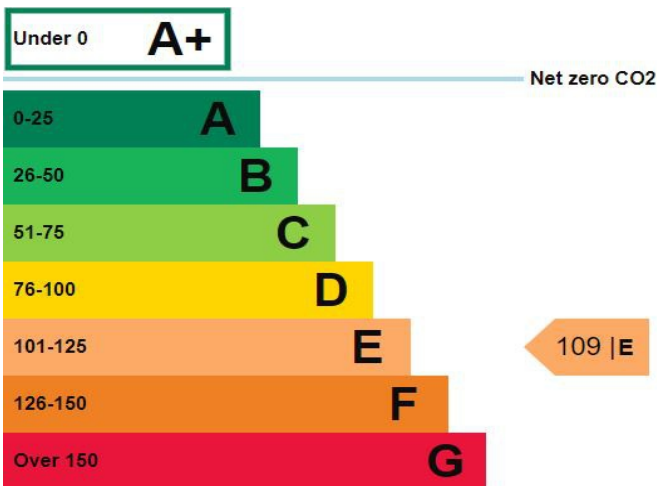
RENT £16,000 per annum

54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747 e-mail: gareth@trcommercial.co.uk

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial (NI) LLP. NC001518
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 TRC 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.

LEASE DETAILS

TERM	Minimum three years	
REPAIRS/INSURANCE	Full repairing and Insuring Basis	
VAT	The building is not VAT registered therefore VAT is not payable on the purchase price	
TITLE	Freehold / Long Leasehold	
RATES	NAV	£12,300
	No rates payable until April 2022 due to Covid-19 rates support	
	Estimated future rates payable with SBRR	c.£4,800
EPC	E-109	
VIEWING	By appointment with Sole Agent 028 9042 4747	



54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747 e-mail: gareth@trcommercial.co.uk

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial (NI) LLP. NC001518
 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 TRC 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.

