

FOR SALE / TO LET

'A Hidden Treasure'

8 Bridge Street, Lisburn BT28 1XY



Situated in the centre of Lisburn City this is a shop visited by most of the population at some time having traded as “The Hat Shop” since 1984. The property comprises a 3 storey building with basement and a total usable area of some 3,338 sq.ft.

The property was fully renovated in 2007 to provide exceptional showroom space to ground floor and first floor with bright office and staff accommodation to second floor and basement storage. A passenger lift, electric central heating and air conditioning are provided. The building would also suit refurbishment and alteration for residential use subject to planning.

The owner now wishes to retire and the property is being offered at an amazingly attractive price!!

SIZE

Ground Floor	Showroom	1,050 sq.ft.	(97.6 sq.m.)
First Floor	Showroom	848 sq.ft.	(78.8 sq.m.)
Second Floor	Office; Kitchen; Stores		
	Workroom; Separate W.C.	924 sq.ft.	(85.9 sq.m.)
Basement	Stores	516 sq.ft.	(48 sq.m.)

PRICE £210,000

RENT £18,000 per annum



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

VAT We are advised that the property is not registered for VAT

LEASE

TERM Minimum of 5 years

RATES Payable by Tenant

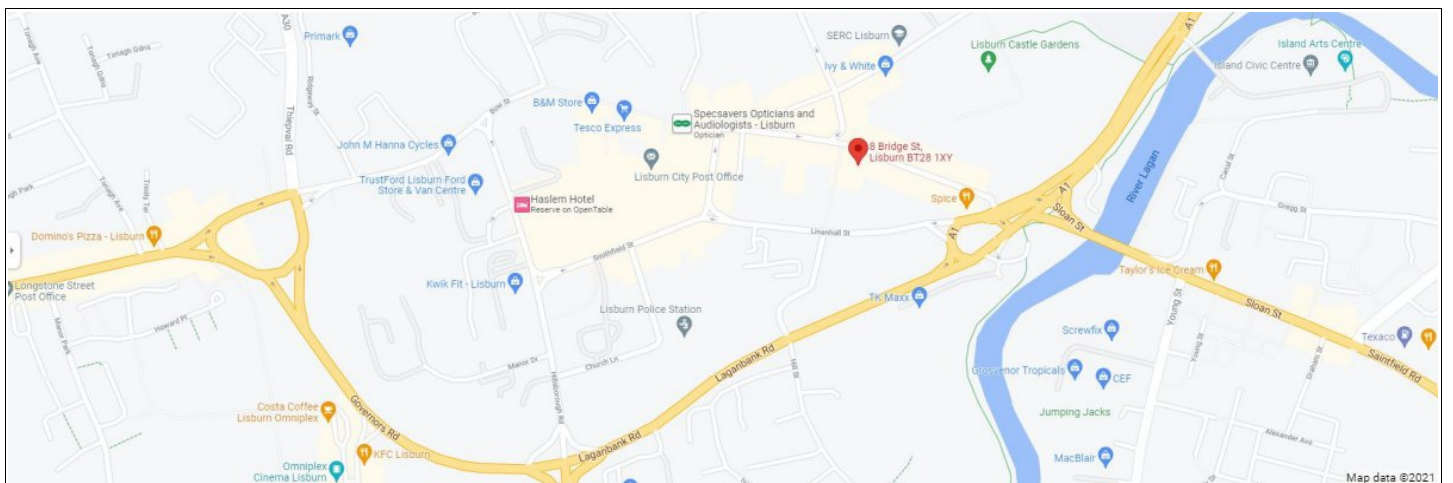
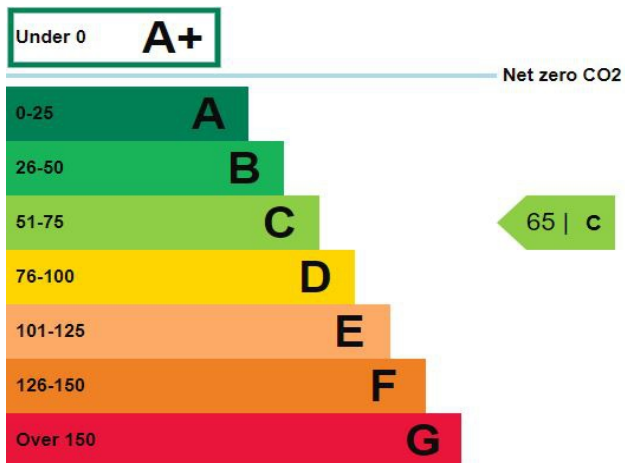
REPAIR Internal: Tenant
External: Tenant responsible for general maintenance and redecoration
Landlord responsible for major repairs/renewals

INSURANCE Tenant responsible for refunding Landlord with cost of Buildings Insurance

RATES NAV £14,300
Rates payable 2021/22 £7,230.31

EPC C-65

VIEWING By appointment with Brian S Patterson MRICS 07767 442999
or through Holywood Office 028 9042 4747



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