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TO LET

1 Garvey Studios, 2-14 Longstone St, Lisburn BT28 1TP

First Floor Suite with Permission for D1 Medical Use Class / Aesthetics Clinic extending to c. 1,360 sq ft (126 sq m)

LOCATION

Lisburn is Northern Ireland's second largest city with a population of c. 114,000 people. The city is located c. 9 miles south of Belfast, adjacent to the Belfast / Dublin transport corridor and is well served by road and rail links.

The subject property is prominently located on Longstone Street, one of Lisburn's main arterial routes. The building benefits from high levels of vehicular and pedestrian traffic and benefits from on street parking as well as a public carpark which is situated immediately in front of the building.

Other occupiers in the building include MCL Legal, Gen Tech Recruitment and Paramount Structures.

DESCRIPTION

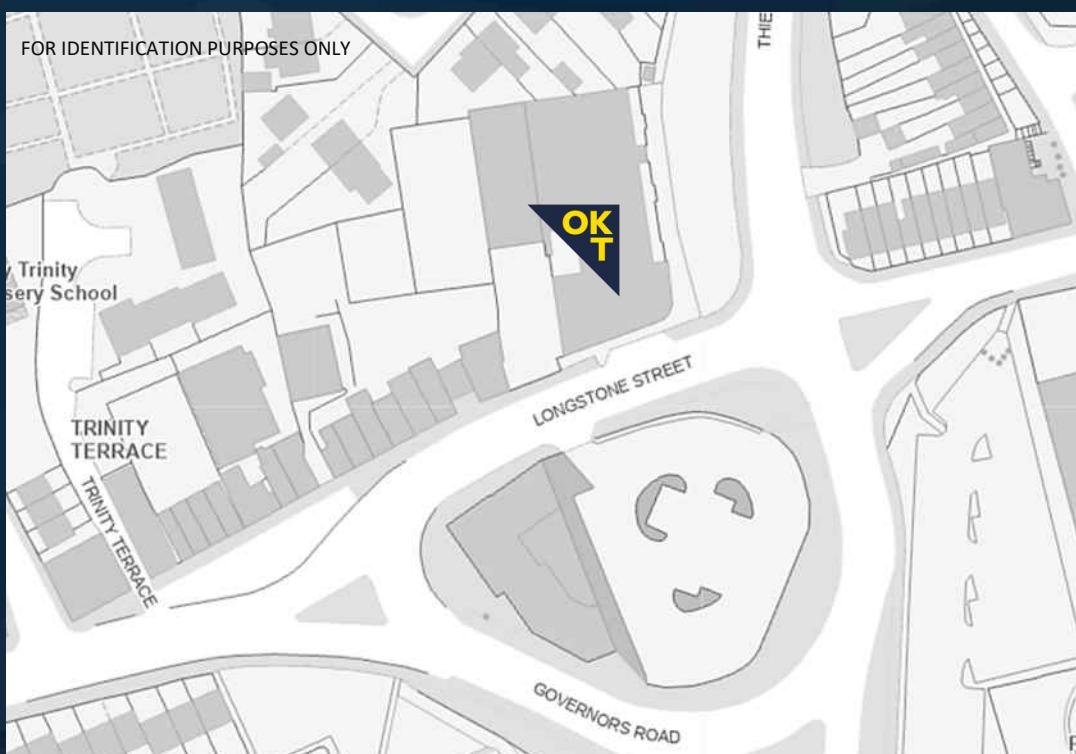
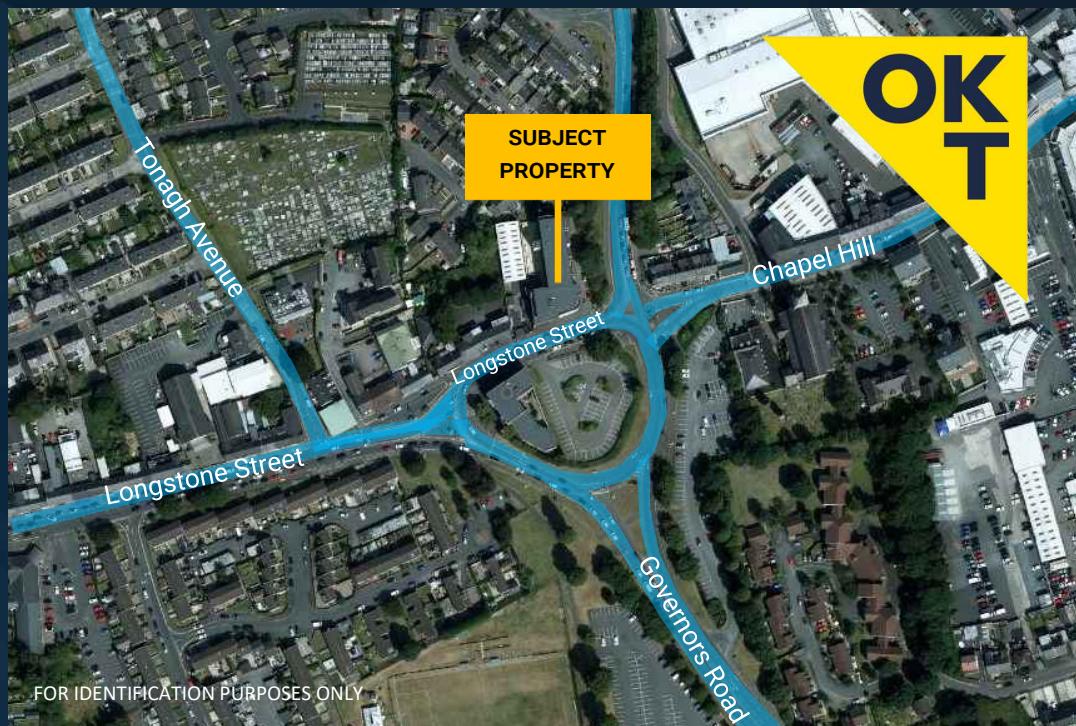
The subject comprises a first-floor suite benefiting from D1 Medical Use within a modern purpose-built office building. The suite has recently been refurbished to a high standard and is laid out to provide reception / waiting area, three treatment rooms, private office, consultation room, kitchen and WC / disabled WC facilities.

The suite has been fitted to a high standard throughout to include painted and plastered walls, suspended ceilings with recessed lighting, aircon system, and buzzer entry / intercom system. The reception, private office and consultation room are fitted to include carpeted floors and glazed internal partitions. The treatment rooms and kitchen are fitted to include laminate flooring and modern built-in cabinets.

In addition, the office benefits from two secure dedicated underground parking spaces, with a passenger lift providing direct access from the first-floor.

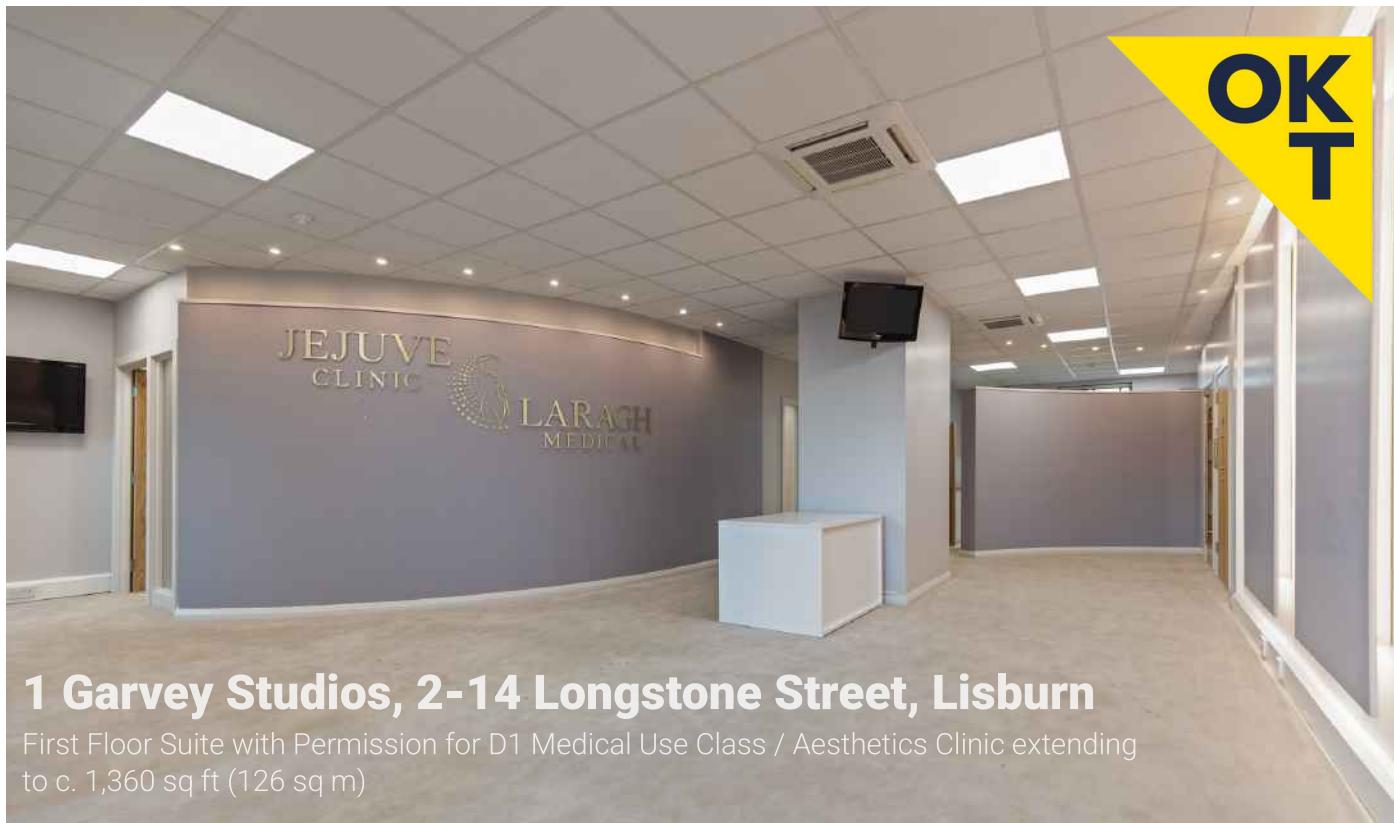
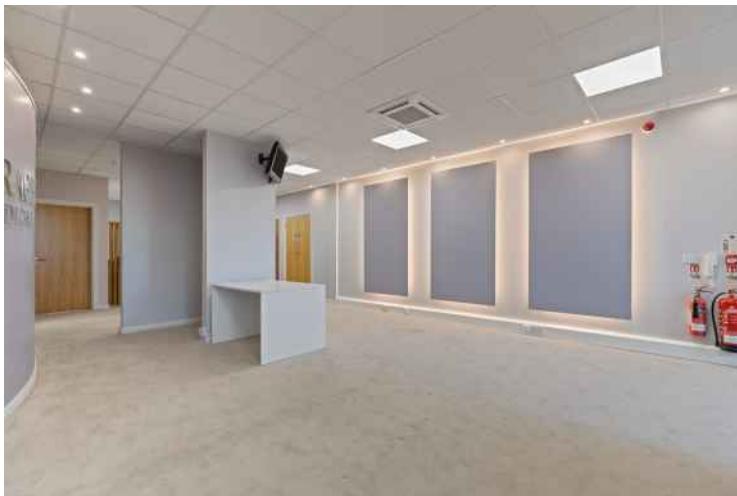
ACCOMMODATION

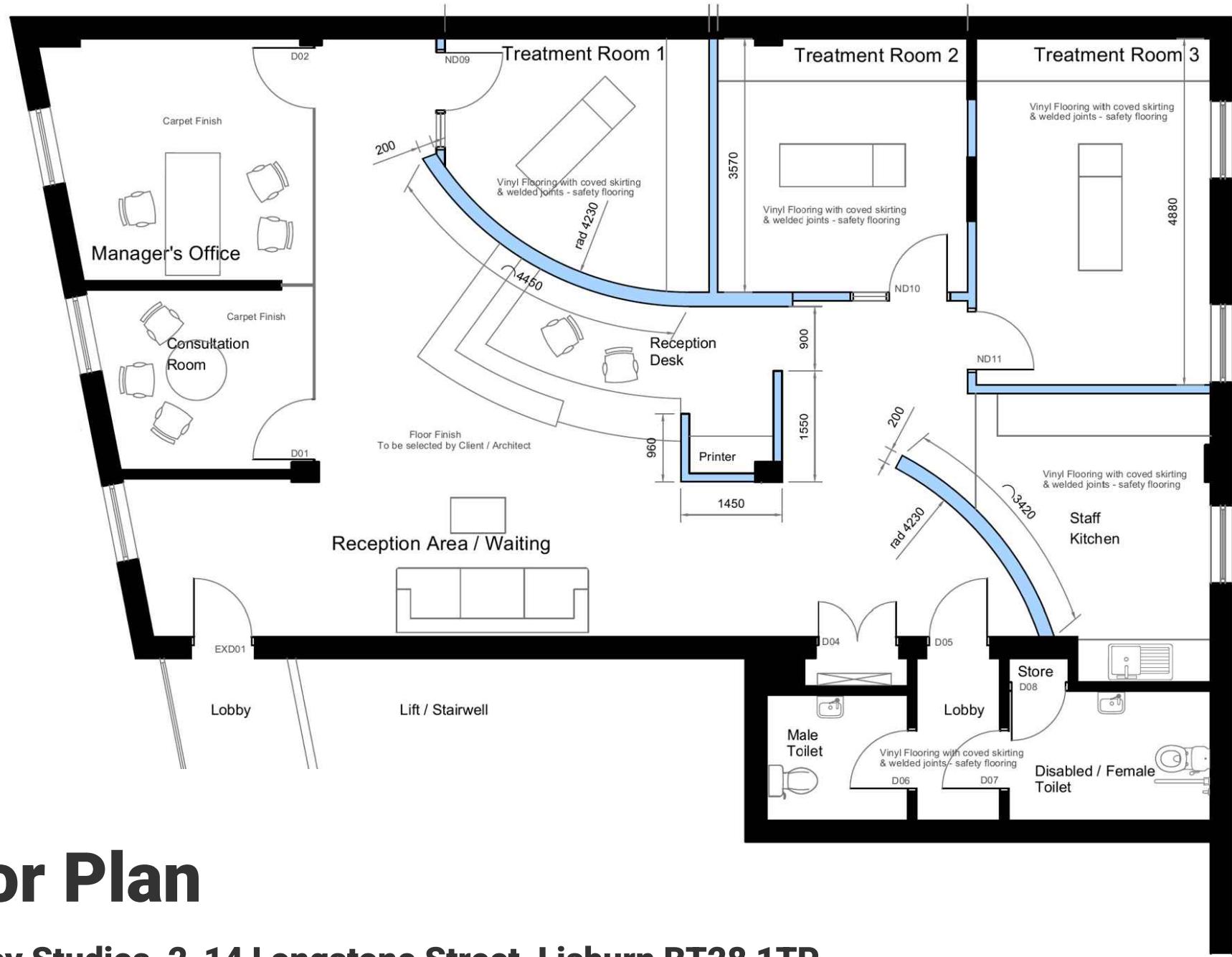
DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Reception	57.4	617
Treatment Room 1	10.9	118
Treatment Room 2	12.6	136
Treatment Room 3	15.8	170
Private Office	12.1	130
Consultation Room	7.42	79.9
Kitchen	10.1	109
Disabled WC	-	-
WC	-	-
TOTAL ACCOMMODATION	126	1,360





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Floor Plan

1 Garvey Studios, 2-14 Longstone Street, Lisburn BT28 1TP

First-Floor Office-Suite with Permission for D1 Medical

LEASE DETAILS

RENT:	£25,000 per annum
TERM:	Negotiable
REPAIRS / INSURANCE:	Effective full repairing and insuring by way of service charge liability.
SERVICE CHARGE:	To be confirmed
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT.

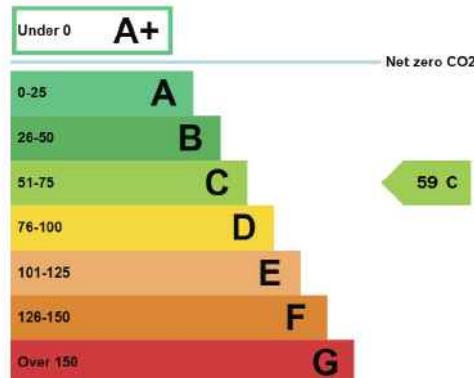
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: £15,200

Estimated rates payable in accordance with LPS Website: £8,605.48

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: 10352

FURTHER INFORMATION

For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

