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# 6 Bridge Street, Lisburn, BT28 1XY

Prominent Town Centre Retail / Office Building of c. 1,647 sq ft

# 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 occupies a prominent position on Bridge Street in the Centre of the town. Bridge Street is situated in close proximity to Market Square and the pedestrianised Bow Street and Bow Street Mall shopping centre. The Street benefits from on-street carparking and there is a pay and display carpark located 100 yards south of the property.

Neighbouring occupiers include Epic Dental, C.R. Lowry Jewellers, The Wool Nook and Oakley Art.

# DESCRIPTION

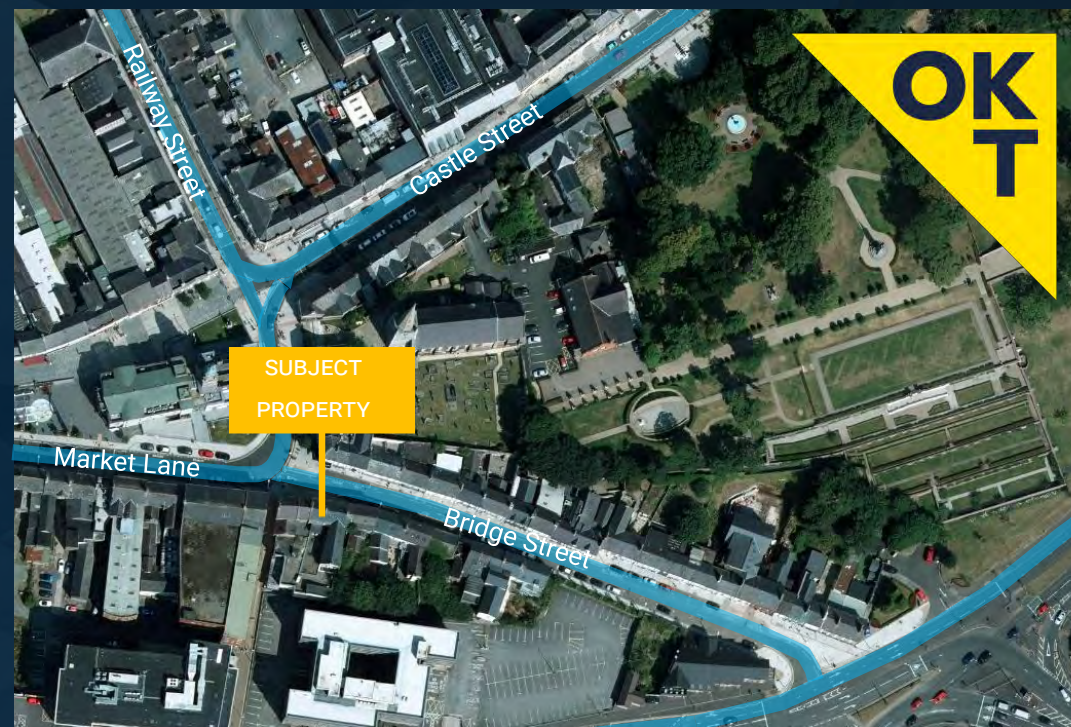
The subject comprises a three storey period terraced building which has recently undergone refurbishment.

Internally the property provides a large open plan retailing / office area with two private offices on ground floor level with a private office, kitchen and WC facilities on the first floor and further storage / office accommodation on the second floor.

The accommodation is finished to include painted / plastered walls, carpeted floors, suspended ceilings, recessed fluorescent lighting and a glazed timber front shop front.

# ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Retail / Office	c. 114 sq m	c. 1,224 sq ft
FIRST FLOOR		
Office	C. 13 sq m	c. 131 sq ft
Kitchen	c. 4 sq m	c. 44 sq ft
WC	-	-
SECOND FLOOR		
Storage	c. 23 sq m	c. 248 sq ft
<b>TOTAL ACCOMMODATION</b>	<b>c. 154 sq m</b>	<b>c. 1,647 sq ft</b>



# LEASE DETAILS

RENT: £16,000 per annum

TERM: Negotiable

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.

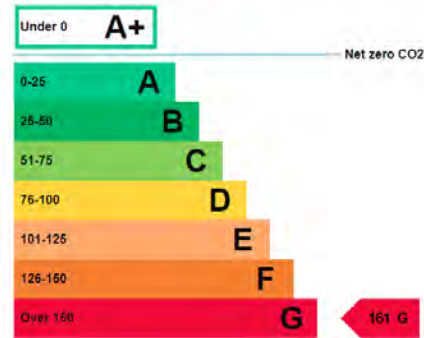
## NAV (RATES PAYABLE)

NAV: £10,500

Estimated rates payable in accordance with LPS Website:  
£5,524.53

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

This property's energy rating is G.



### 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/uk/si/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: 9781



## FURTHER INFORMATION

**JAMES CHRISTIE**

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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 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 at 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.

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