

**FRAZER
KIDD**

TO LET - RETAIL UNIT

5 MARKET PLACE LISBURN BT28 1AN



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Location & Description

Located on Market Place, in close proximity to the pedestrianised retail pitch of Bow Street and Bow Street Mall Shopping Centre.

Market Place is the main vehicular thoroughfare through the town centre with neighbouring occupiers such as Progressive Building Society, Greggs, Marie Curie and Templeton Robinson.

The unit benefits from a large glazed shop front, tiled floor, air conditioning, floor mounted power sockets and a service yard to the rear.

Accommodation

We calculate the approximate area to be 980 sq ft (91 sq m), which comprises of retail sales, kitchen and wc/whb.

Rent

£10,500 per annum.

Lease Term

Length of lease by negotiation.

Repairs

Tenant responsible for interior repairs to include shopfront.

Service Charge

Tenant to pay a service charge in respect of a proportion of the landlord's costs in maintaining and repairing the exterior, repayment of a proportion of Landlords insurance premium and agents management fees.

EPC

C67.

Rates

NAV: £10,900

Rate in £ 2018/2019: 0.5556

Small Business Rates Relief: 20% Discount

Rates Payable: £4844 per annum approximately.

All parties should verify the above rates liability with LPS.

VAT

All figures quoted are exclusive of VAT, which may be payable.

Viewing

Strictly by appointment with the Joint letting agents:

Frazer Kidd

T: 028 9023 3111

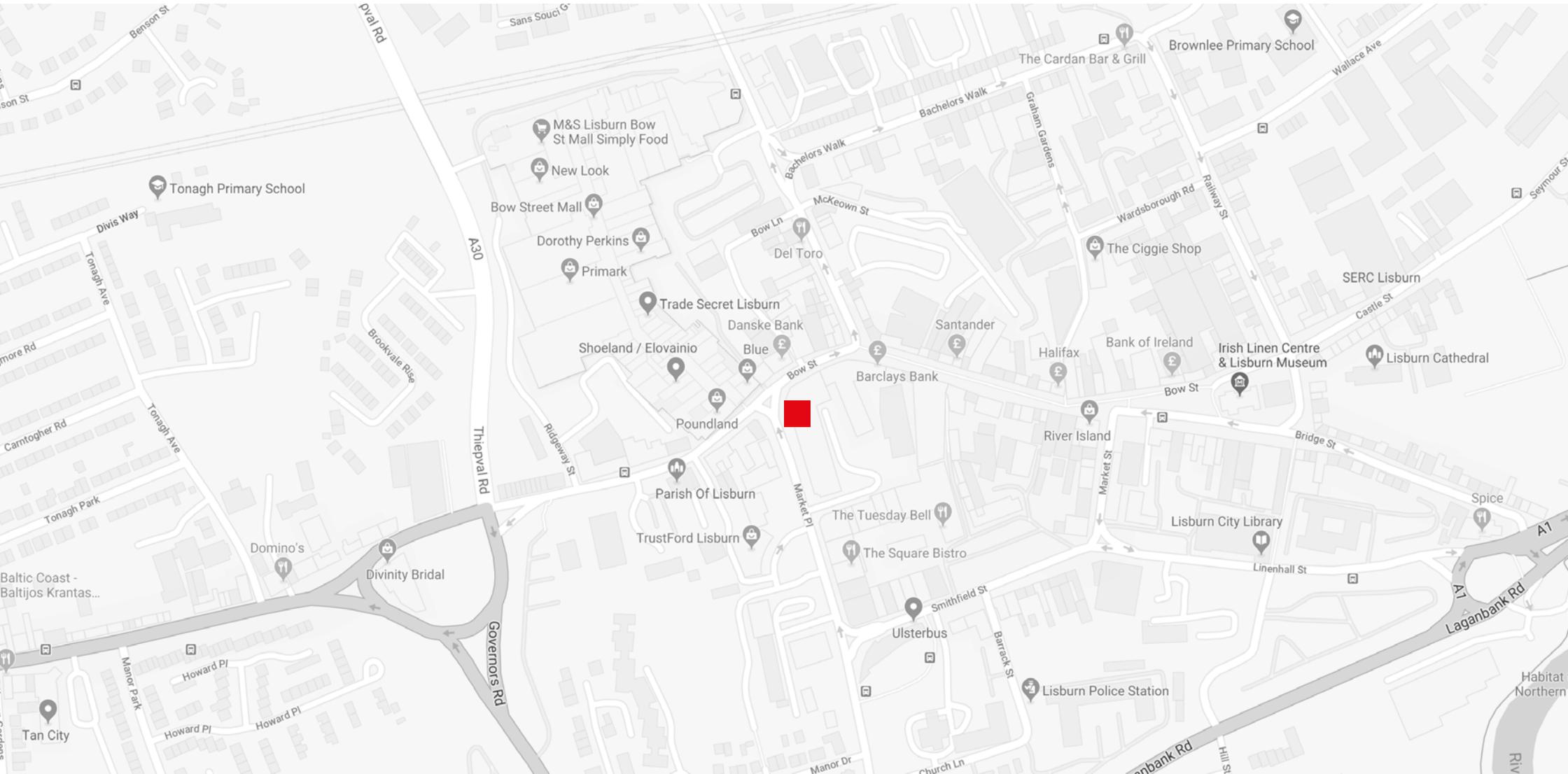
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