

# McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



# TO LET

## SHOP PREMISES

UNIT 1-2  
HARMONY SHOPPING CENTRE  
SKYLINE DRIVE  
LISBURN  
BT27 4HP

c. 114 M<sup>2</sup> (1,230 FT<sup>2</sup>)



## CONTACT:

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- Well established shopping block situated on Skyline Drive off the Belsize Road in a densely populated residential area and benefitting from a large car park to the front of the centre and rear service access.
- A great opportunity to re-open a convenience store under a new branding. Immediately available.
- Other occupiers within the centre include Winemark, Zakks Barbers, Froth Coffee Shop, Tanya Rolf Beauty Clinic, Golden Bay Hot Food, Artisan Hairdressing Salon, Long John's launderette, Vintage Fish & Chips and Elite Health & Fitness.

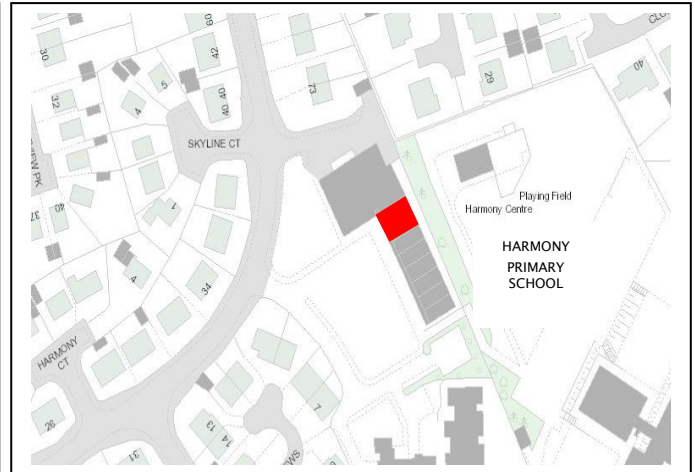
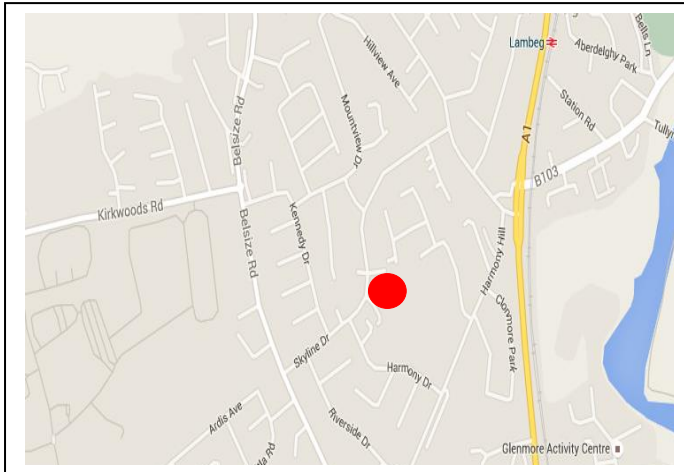
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# TO LET

## SHOP PREMISES

Unit 1-2, Harmony Shopping Centre,  
Skyline Drive, Lisburn



### LEASE DETAILS

#### Term:

Negotiable, subject to a minimum of 5 years.

#### Rent Review:

Upwards only every 5 years.

#### Rent:

£20,000 per annum, exclusive.

#### Repairs & Insurance:

Tenant to be responsible for all repairs and reimbursement of the building insurance premium to the Landlord.

#### Service Charge:

Levied to cover a fair proportion of the Landlord's costs of site maintenance, site repair and any other reasonable outgoings of the Landlord. Estimated to be £1,400 per annum.

#### Buildings Insurance:

Tenant responsible for payment of portion (approx. £250 per annum) of the insurance premium for the block.

### ACCOMMODATION

Internal Frontage – c. 9.83 m ( 32 ft)

**Net Internal Area – c. 114.25 m<sup>2</sup> (1,230 ft<sup>2</sup>)**

subdivided as follows:-

Sales Shop – c. 95.0 m<sup>2</sup> (1,022 ft<sup>2</sup>)

Store – c. 12.6 m<sup>2</sup> ( 136 ft<sup>2</sup>)

Kitchen – c. 6.7 m<sup>2</sup> ( 72 ft<sup>2</sup>)

plus Toilet & WHB

### RATES INFORMATION

We are verbally advised by the Valuation & Lands Agency that the Rateable Value of the property is £16,800.

Rate in the £ 2019/20 = 0.5567

Therefore current Rates payable approx. £9,350.

### SECURITY DEPOSIT

A deposit of 3 months rent will be required by the Landlord as Security Deposit in case of default. The Landlord may also require a Guarantor.

### VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

### EPC

