

# TO LET

Retail Unit / Salon

12 Smithfield Square, Lisburn BT28 1TH



**This is a very smart unit, previously used as a Hairdressers, situated in a thriving commercial location beside the Post Office and Bus Station on the edge of the Lisburn Square development.**

**The unit is entirely self-contained and is well fitted throughout with aluminium shop front, suspended ceilings with insert fluorescent lighting and solid floor with laminate wood flooring.**

### SIZE

Retail / Salon	385 sq.ft.	(35.8 sq.m.)
Kitchen	67 sq.ft.	(6.2 sq.m.)
Separate W.C.		

**RENT £8,950 per annum**

VAT Not applicable to the above



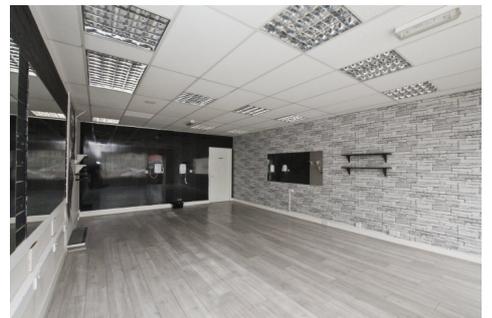
**54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747**

**e-mail: [dee@trcommercial.co.uk](mailto:dee@trcommercial.co.uk)**

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LEASE	By negotiation subject to minimum 3 years	
REPAIR	Tenant responsible for internal repair and shop front including plate glass window and payment of proportionate cost of buildings insurance.	
RATES	NAV	£7,450.00
	Rates payable 2018/19 (after SBRR)	£3,311.96
EPC	D-76	
VIEWING	By appointment with Sole Agent 028 9042 4747	



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