

TO LET

Retail Unit

14 Smithfield Square, Lisburn BT28 1TH



This is a smart shop unit situated in a thriving communal location with excellent Car Parking in the heart of Lisburn City Centre.

The unit is entirely self-contained and affords scope for a variety of businesses.

The shop has an aluminium shop front, inset fluorescent lighting and good sound insulation. Ready to occupy with a minimum of outlay.

SIZE

Shop 346 sq.ft. (32.1 sq.m.)

Kitchen 112 sq.ft. (10.4 sq.m.)

Separate WC



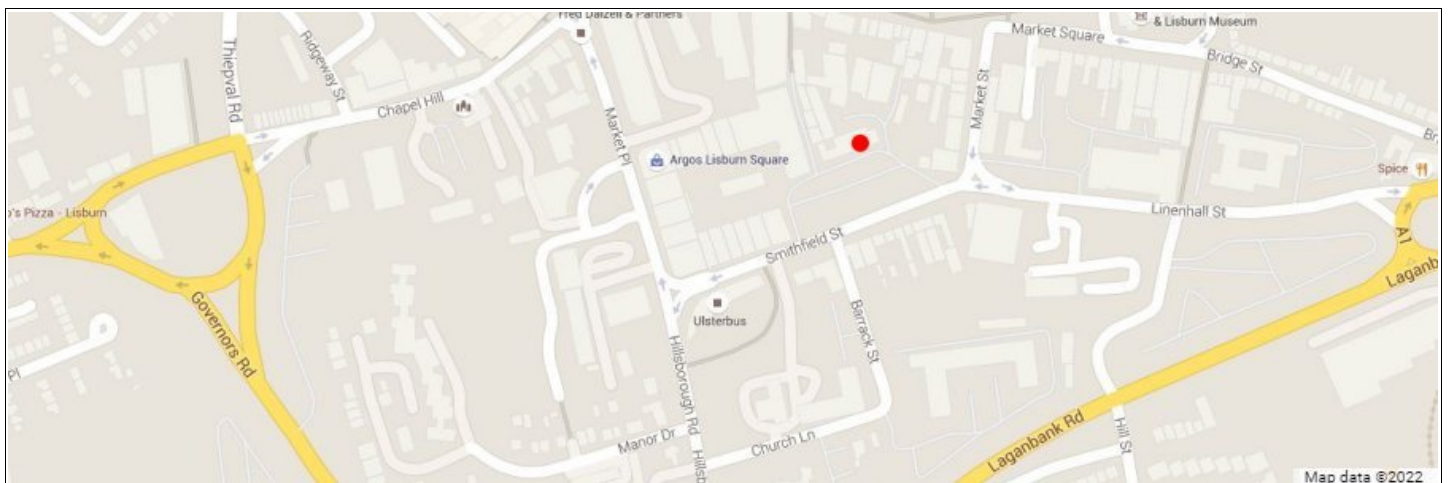
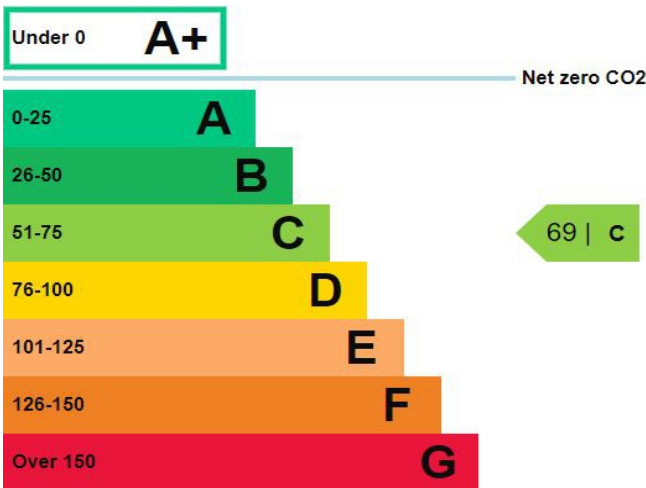
RENT £9,250 per annum

VAT Not applicable in this instance.

Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: brian@trcommercial.co.uk

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LEASE	5 Years minimum	
RATES	NAV	£7,950
	Rates payable 2022/23	£3,268.23 (assuming 20% SBRR relief)
REPAIR	Tenant responsible for shop front including fascia and internal repairs / decoration.	
EPC	C-69	
VIEWING	By appointment with Brian S Patterson MRICS 07767 442999 or Holywood Office 028 9042 4747	



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