

FOR SALE

PRIME RETAIL PROPERTY APPROX 1,850 SQFT
53-55 BOW STREET, LISBURN, BT28 1BJ



028 9024 9024



FOR SALE

PRIME RETAIL PROPERTY APPROX 1,850 SQFT

53-55 BOW STREET, LISBURN, BT28 1BJ

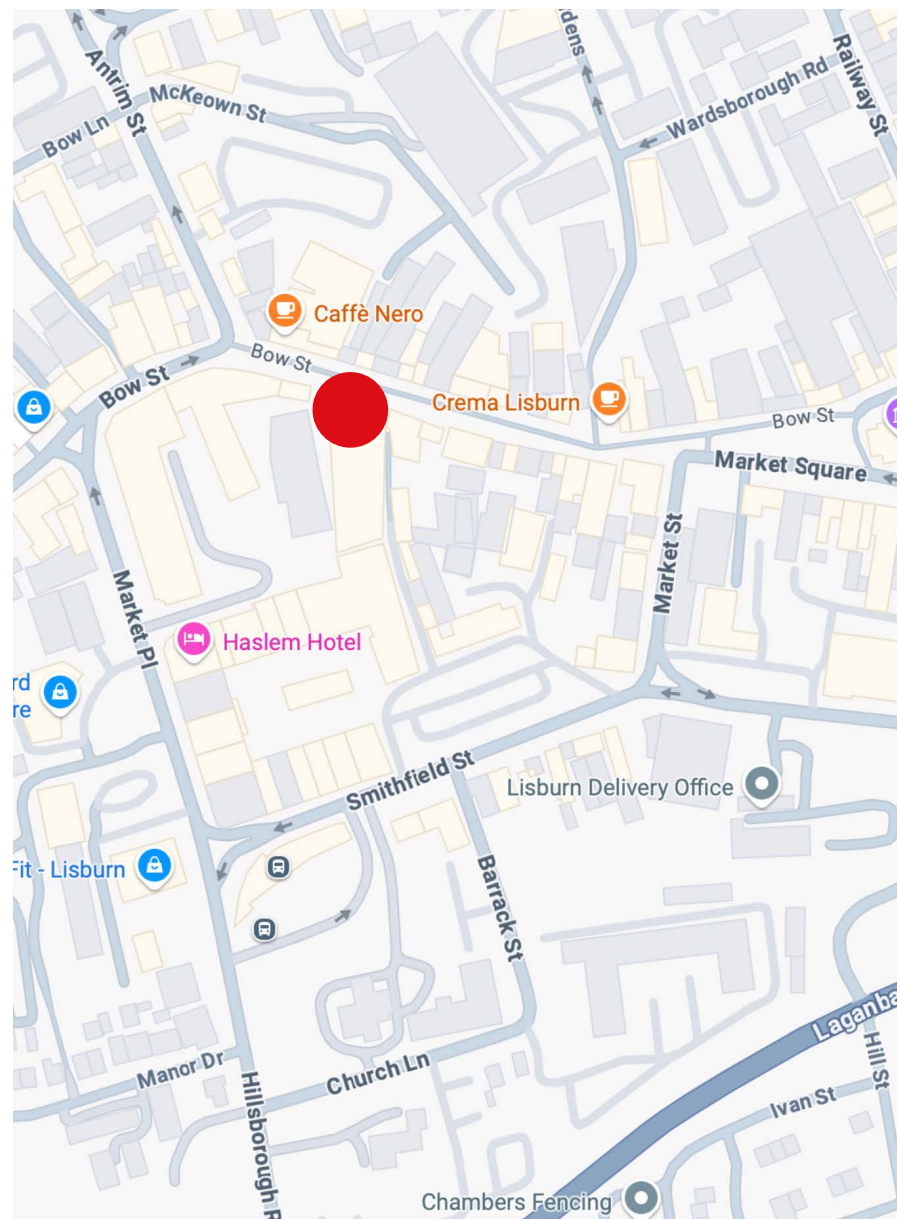


LOCATION

This property enjoys a highly visible position on Bow Street, right in the heart of Lisburn's main retail district. The area is home to a diverse mix of national chains and independent retailers. Notable nearby businesses include Hallmark, Bob & Bert's, Tesco Express, the British Heart Foundation and Nationwide. The property also benefits from excellent accessibility, with Smithfield Square, Lisburn Square's underground car park, and Lisburn Bus Station all just a short distance away.

DESCRIPTION

The property comprises a two-storey, mid-terrace unit with retail frontage along Lisburn's lively Bow Street. The property benefits from an electrically operated roller shutter and shop front, plastered and painted walls, WC's and lighting.



FOR SALE

PRIME RETAIL PROPERTY APPROX 1,850 SQFT

53-55 BOW STREET, LISBURN, BT28 1BJ



ACCOMMODATION

The following approximate areas have been calculated as:

Description	Sq Ft	Sq M
Ground Floor	977	90.72
First Floor	873	81.06
TOTAL	1,850	171.78

NAV

According to the Land and Property Services website the subject property has a Net Annual Value of £17,400.00, producing a current annual rates bill of £9,851.01.

SALE DETAILS

Price: £250,000

Title: Freehold or long leasehold subject to a nominal ground rent.

VAT

Prices, outgoings and rent do not include VAT which may be chargeable.



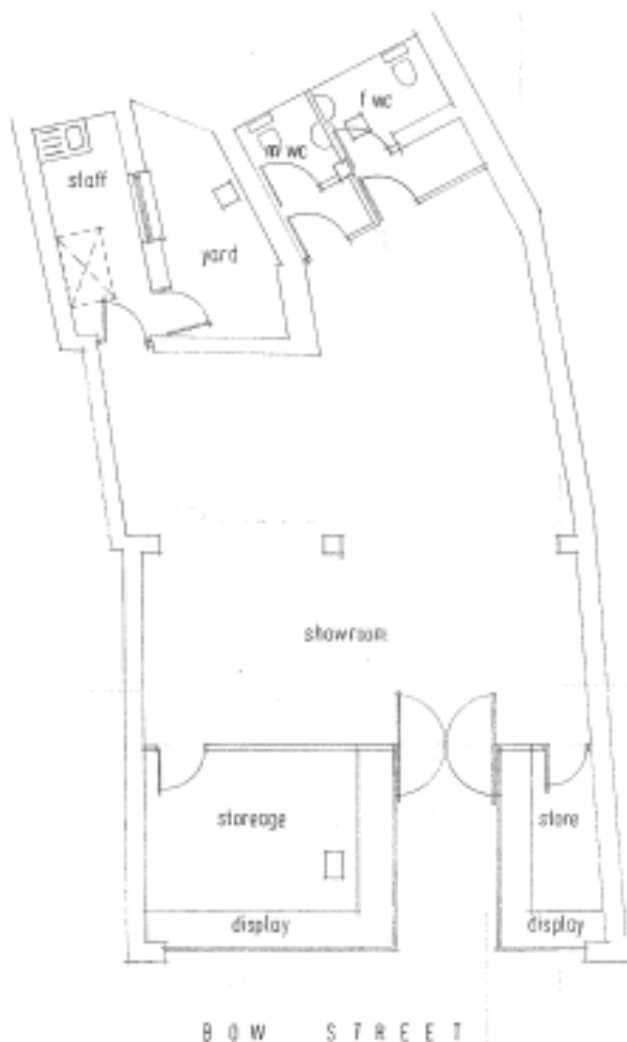
FOR SALE

PRIME RETAIL PROPERTY APPROX 1,850 SQFT

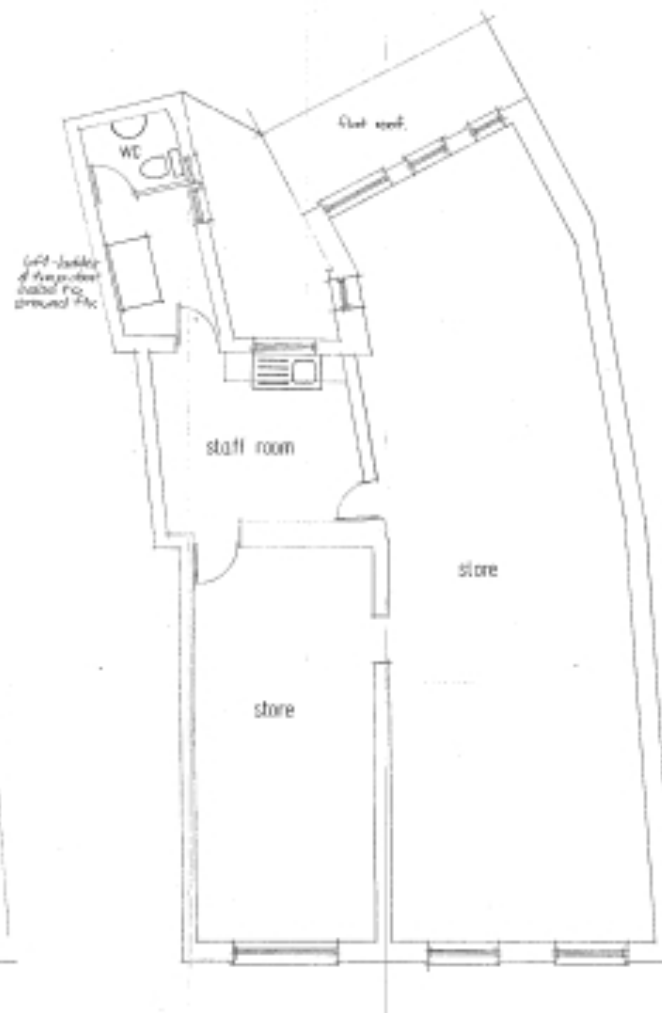
53-55 BOW STREET, LISBURN, BT28 1BJ

Campbell
Commercial

028 9024 9024



GROUND FLOOR



FIRST FLOOR



For viewing appointments please contact:

Paul Caskey
07711 956495
paul@campbellcommercial.co.uk

Ronan Campbell
07803 722898
ronan@campbellcommercial.co.uk

Andrew Dalzell
028 9266 6638
hello@dalzellproperty.com

Campbell Commercial
Scottish Provident Building, 7 Donegall Square West, Belfast, BT1 6JH
028 9024 9024
info@campbellcommercial.co.uk

campbellcommercial.co.uk

EPC

Awaiting EPC

Disclaimer - Campbell Commercial (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Campbell Commercial or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Campbell Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Campbell Commercial has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Campbell Commercial will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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/uksl/2017/692/made> Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Campbell Commercial. 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.