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**To Let Shop Unit**

Unit 4, Bentrin Centre, Bentrin Road, Lisburn BT28 2GB



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COMMERCIAL

**028 90 500 100**

## SUMMARY

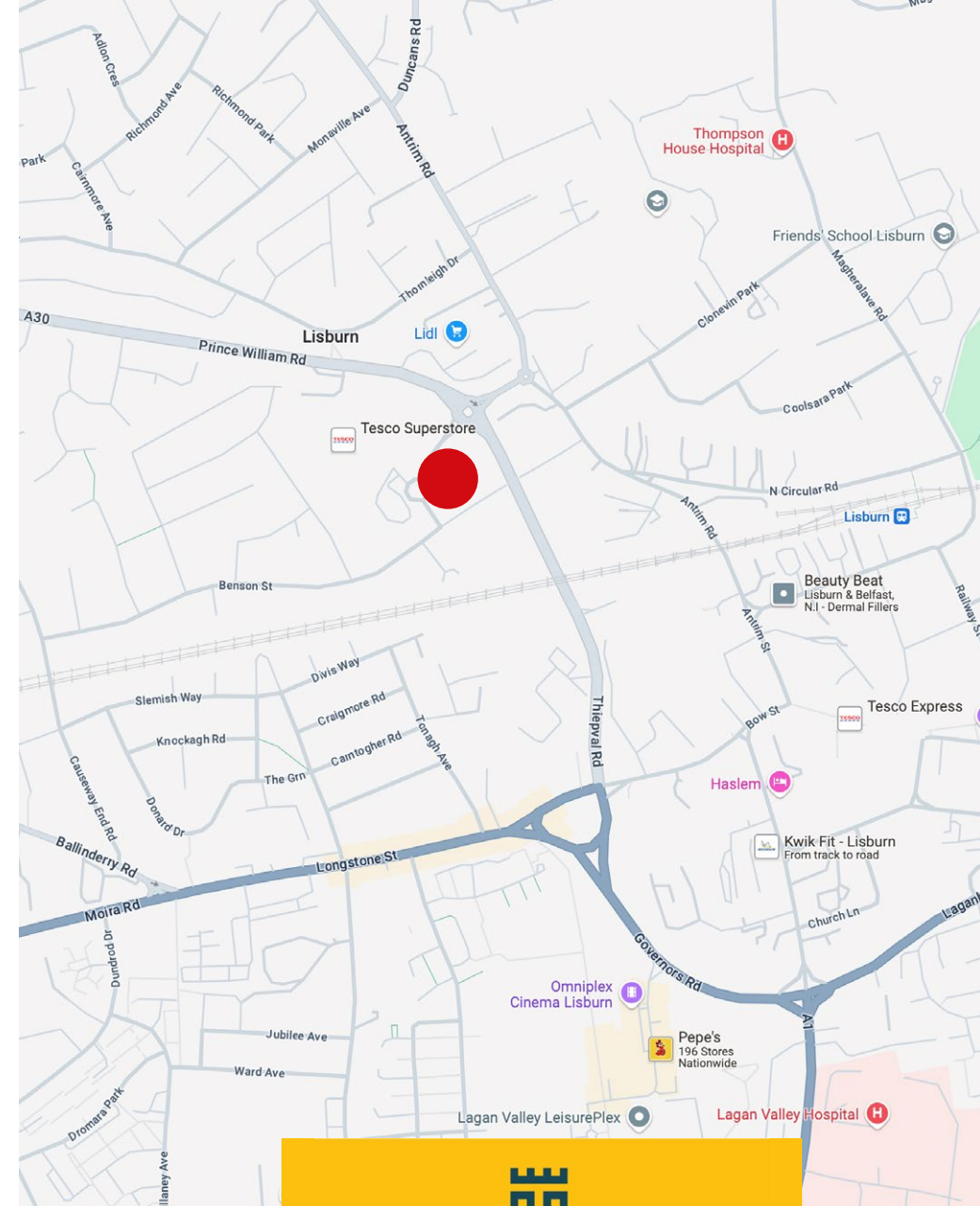
- High profile shop unit.
- Unit comprises floor area of approximately 53 sq m (569 sq ft).
- Free on site car parking.

## DESCRIPTION

- The unit provides a ground floor sales area, store, and WC, with access to service alleyway at the rear.
- The unit is finished to include aluminium frame shop front with roller shutter, ceramic tiled floor finish, plastered and painted walls and ceilings spot lighting.
- Most recently in use as a ice cream shop, the unit would be suitable for a variety of uses.
- There is an abundance of free on site parking to the front of the parade.

## LOCATION

- The unit occupies a high profile location in the Bentrin Centre on the edge of Lisburn City Centre, directly opposite the Lisburn Tesco Superstore, adjacent to Jollyes and in close proximity to Lidl.
- The unit offers excellent accessibility and benefits from a high volume of traffic flow.
- Lisburn is located around 8 miles south-east of Belfast with a population of approximately 51,477 (Census 2021), while the population within Lisburn & Castlereagh City Council Area is approximately 149,915.



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## ACCOMMODATION

Description	Sq M	Sq Ft
Unit 4	53	569

## LEASE DETAILS

Term:	Negotiable subject to a minimum of 5 years.
Rent:	£12,000 per annum, exclusive.
Rent Review:	Upwards only every 5 years.
Repairs & Insurance:	The tenant will be responsible for internal repairs and reimbursement of the building insurance premium to the Landlord.
Service Charge:	Levied to cover a fair proportion of the cost of external repairs, upkeep of communal areas within the scheme, car park management fees and any other reasonable outgoings of the Landlord.
Deposit/Guarantor:	A security deposit amounting to 3 months rent will be held by the Landlord in case of default. The Landlord may also require a suitable guarantor.

## RATES INFORMATION

We understand that the property has been assessed for rating purposes, as follows:

NAV - £6,550

Rate in £ 2026/2027 0.586496

Therefore Rates Payable 2026/27 = £3,073.23\*

\*including Small Business Rates Relief. Interested parties are advised to check their rates liability with LPS

## VAT

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



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## EPC



## CONTACT

For further information or to arrange a viewing contact:

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## McKibbin Commercial Property Consultants

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