



## To Let First & Second Floor Premises

52a Bow Street, Lisburn, BT28 1BN

  
**FRAZER  
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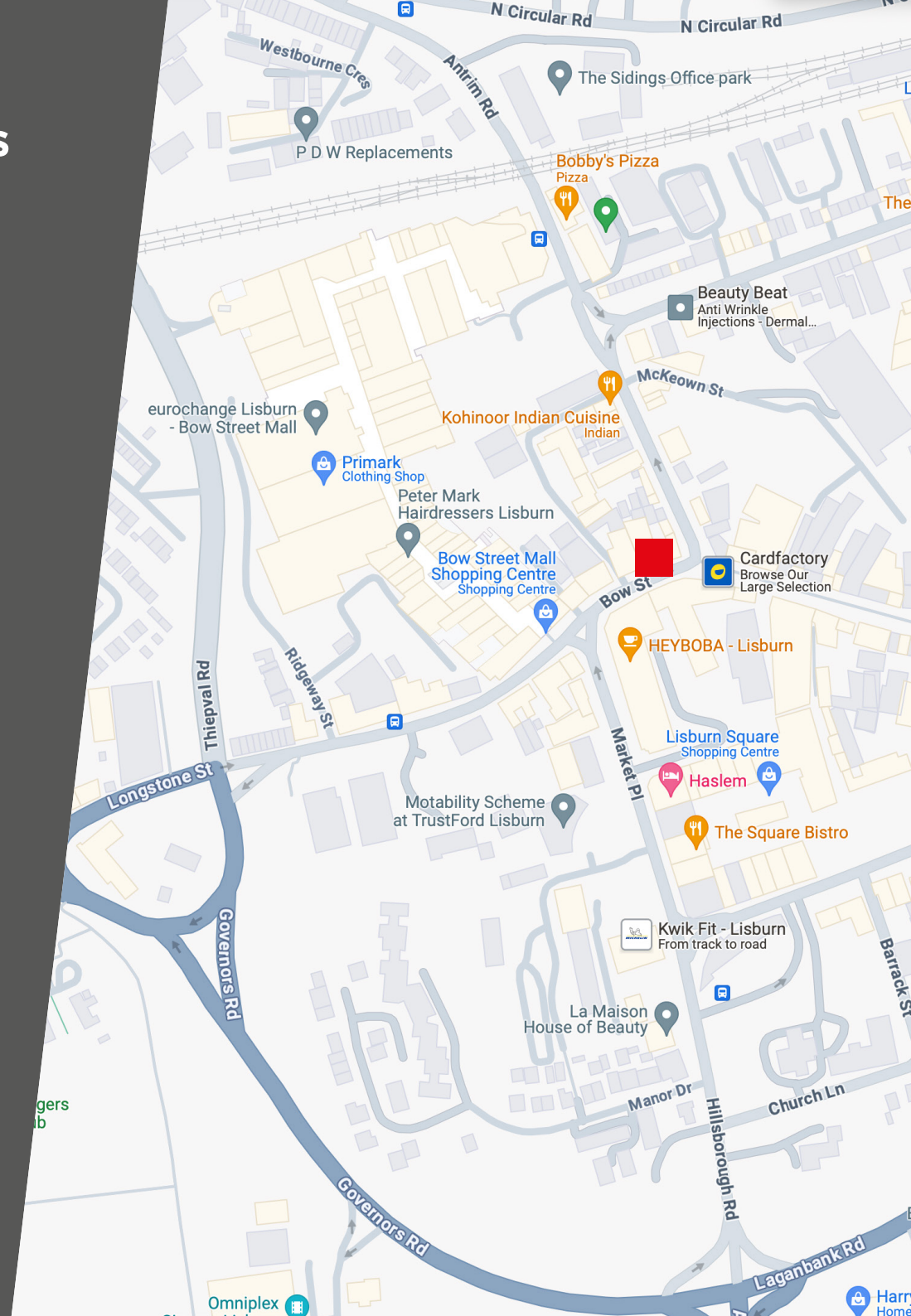
## Summary

- Situated in an extremely busy City Centre location, fronting onto Bow Street within walking distance of Bow Street Mall Shopping Centre.
- First and second floor Premises extending to c. 925 Sq Ft.
- Nearby occupiers include Greggs Bakery, Gordons Chemist, Danske Bank and Trespas.
- Suitable for a variety of commercial uses subject to any statutory planning consents.

## Location

The City of Lisburn is the second largest population centre in Northern Ireland and has an estimated catchment population in excess of 500,000 persons within a 30-minute drive.

The property occupies an excellent position on pedestrianised Bow Street, a high-profile location situated in the city's primary retailing parade, benefitting from high volumes of footfall. Occupiers within the immediate vicinity include Greggs Bakery, Gordons Chemist, Danske Bank and Trespas.



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## Accommodation

The premises comprises of a number of different treatment rooms, previously occupied by a beauty salon extending to approximately 925 sq ft with a kitchen and W/C located at the rear. Finished to include plastered and painted walls, led lighting and a mixture of wooden laminate and carpeted flooring.

The approximate Net Internal Areas are as follows:

Floor	Description	Sq. M	Sq. Ft
<b>1st Floor</b>	Room 1	9.57	103
	Room 2	5.55	59.74
	Room 3	26.47	284
	Kitchen	9.58	103
	W/C		
<b>2nd Floor</b>	Room4	10.44	112.38
	Room 5	16.32	175.67
	Room 6	9.03	97.2
	W/C		
<b>Total</b>		<b>86.96</b>	<b>925</b>



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## Rent

Inviting offers in the region of £7,500 per annum.

## Rates

NAV: £5,400.00

Non-Domestic Rate in £ (25/26): 0.566150

Rates Payable: £3,057.21 per annum

\*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

## Service Charge

The tenant will be responsible for payment of a service charge to cover the Landlord's outgoings to include, external repairs, building insurance premium and agent's management fees, calculated at 5% plus VAT of the annual rent payable.

## VAT

All figures quoted are exclusive of VAT, which may be payable.

## Viewing

Strictly by appointment with the sole letting agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

**Brian Kidd**  
07885 739063  
bkidd@frazerkidd.co.uk

**Beth Brady**  
07775 924283  
bbrady@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB  
028 9023 3111  
mail@frazerkidd.co.uk  
frazerkidd.co.uk

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## EPC

