

FOR SALE



PROMINENT RETAIL PREMISES

1 Market Square, Lisburn

- Three storey self contained building suitable for owner occupation or investment.
- Prominently located in Lisburn city centre at the junction of Market Square and Castle Street.

028 9044 7144



WHELAN

LOCATION

Situated approximately 10 miles south of Belfast, Lisburn is one of Northern Ireland's main population centres. The local district population is 108,700 persons (2001 census).

The subject premises are located to the northern edge of the city's retail core at the junction of Market Square and Castle Street. The Irish Linen Centre and Museum are located directly opposite with surrounding retailers comprising various established local independents such as Shannons Jewellers, and Smyth Patterson.

DESCRIPTION

Internally the premises are laid out to provide a retail sales area at ground floor with ancillary accommodation to first and second floor levels. The ground floor sales area is finished with a carpet floor, plastered walls with slat-wall racking and a suspended ceiling incorporating recessed fluorescent strip lighting. Electrically operated roller shutters are fitted.

Ancillary stores and staff accommodation comprising a kitchen and W/Cs are provided on the upper floors.

SCHEDULE OF ACCOMMODATION

FLOOR	DESCRIPTION	SQ M	SQ FT
Ground	Sales	61.8	666
	Stores	16.6	179
First	Stores	59	636
	Kitchen	10	108
	W/C	-	-
Second	Stores	43.5	469
TOTAL (NIA)		190.9	2,058

PRICE - Offers in the region of: £210,000.

RATES

NAV - £18,600

Rates Payable - £ 9,893.64

VAT - All prices, charges

ACE MAP



LOCATION MAP



VIEWINGS

By appointment through sole agents:-



Whelan Commercial Ltd.

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MISREPRESENTATIONS ACT 1967 Whelan Commercial Limited (and their Joint Agents where applicable) for themselves and for the Vendors and/or Lessors of the property whose agents they are, give notice that (1) these particulars are a general guideline only, for the guidance of prospective purchasers or tenants, and they do not constitute the whole or part of an offer or contract; (2) Whelan Commercial Limited 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; (3) no employee of Whelan Commercial Limited and their Joint Agents where applicable) has any authority to make or give representation of warranty or enter into any contract whatever in relation to the property; (4) unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject; (5) these particulars are issued on the understanding that all negotiations are conducted through Whelan Commercial Limited.

Energy Performance Certificate

Northern Ireland

Non-Domestic Building

1, Market Square
LISBURN
BT28 1AG

Certificate Reference Number:
0470-0137-6649-1923-1006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website www.epb.dfpni.gov.uk.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 266

This is less energy efficient than the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	213
Building complexity (NDS level):	3
Building emission rate (kgCO ₂ /m ²):	289.39

Benchmarks

Buildings similar to this one could have rating as follows:

36

If newly built

87

If typical of the existing stock