

# FOR SALE

## RETAIL INVESTMENT OPPORTUNITY (BUSINESS UNAFFECTED)



**4 BOW STREET  
LISBURN  
BT28 1BN**

**Campbell  
Cairns**  
Commercial

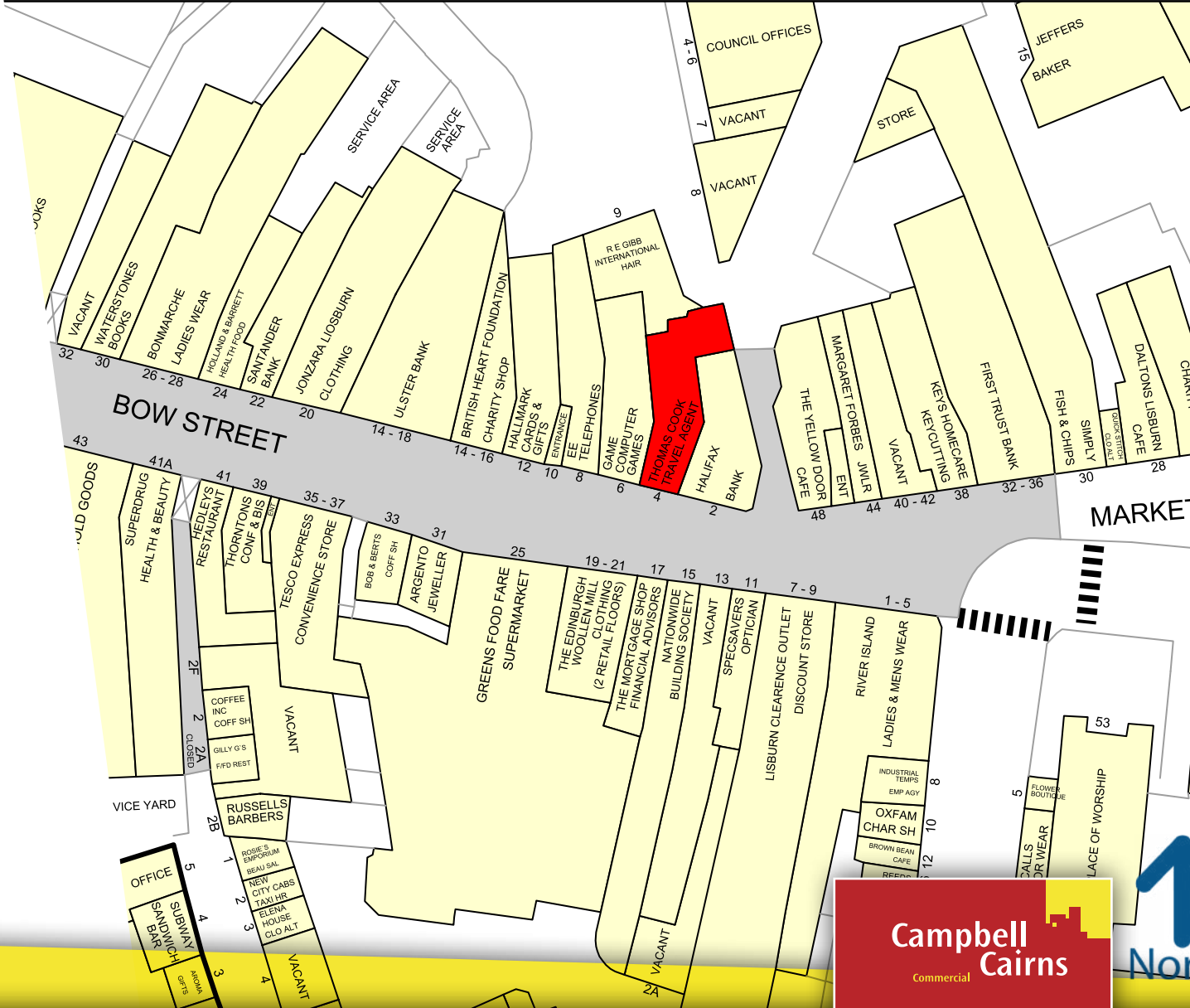
**028 9024 9024**

## SUMMARY

- Property investment opportunity situated in the heart of Lisburn City Centre
- Let to Hays Travel Ltd on a 10 year lease from 20 December 2019 at a current annual rent of £26,700pax rising to £29,000pax in December 2022.
- Hays Travel is the largest independent travel retailer in the UK operating for 40 years.

## LOCATION

- Lisburn is strategically located on the Belfast – Dublin corridor and accordingly is well served by major road (M1) and rail networks.
- Bow Street is recognised as the City's prime retailing pitch; it is a pedestrianised street linking Market Square and Bow Street Mall.
- Nearby occupiers on Bow Street include Tesco Express, Boots, Specsavers, Holland & Barrett and B&M.



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## DESCRIPTION

The property comprises a mid terraced 2 storey building benefitting from a frontage to Bow Street of c19 ft (5.8m).

The ground floor is used for sales purposes whilst the first floor provides ancillary storage and staff accommodation.

## ACCOMMODATION

Ground Floor	1091 sq ft	101.35 sq m
First Floor	230 sq ft	21.37 sq m

## TENANCY INFORMATION

- The property is let in its entirety to Hays Travel Ltd on a 10 year lease from 20 December 2019 at £26,700pax rising to £29,000pax on 20 December 2022.
- The lease is subject to an upward rent review and tenant break option at 20 December 2024.
- Repair – Tenant responsible for internal repair. Landlord responsible for repairing, maintaining and decorating the structure, foundations and exterior of the property.

A copy of the lease is available upon request.



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## RATING INFORMATION

We are advised by Land and Property Services of the following information:-

NAV - £14,000. Rate poundage Lisburn & Castlereagh 2021/22 - £0.505616. Rates payable - £7,078.62.

## SALES DETAILS

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

Price – **Offers over £325,000**

At £325,000 the net initial yield is 7.95% with a reversionary yield of 8.64% in December 2022; assuming purchaser's costs of 3.27%.

## VAT

We are advised the property is not registered for VAT.

## VIEWING

Strictly by appointment through Campbell Cairns. Please contact:-

**Jeremy Cairns**

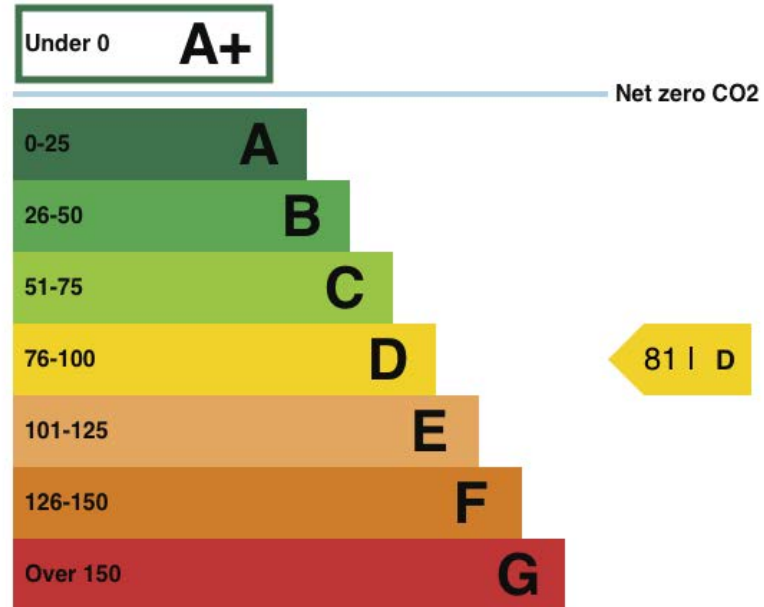
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## EPC



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