

FOR SALE

RETAIL INVESTMENT OPPORTUNITY (BUSINESS UNAFFECTED)



**4 BOW STREET
LISBURN
BT28 1BN**

**Campbell
Cairns**
Commercial

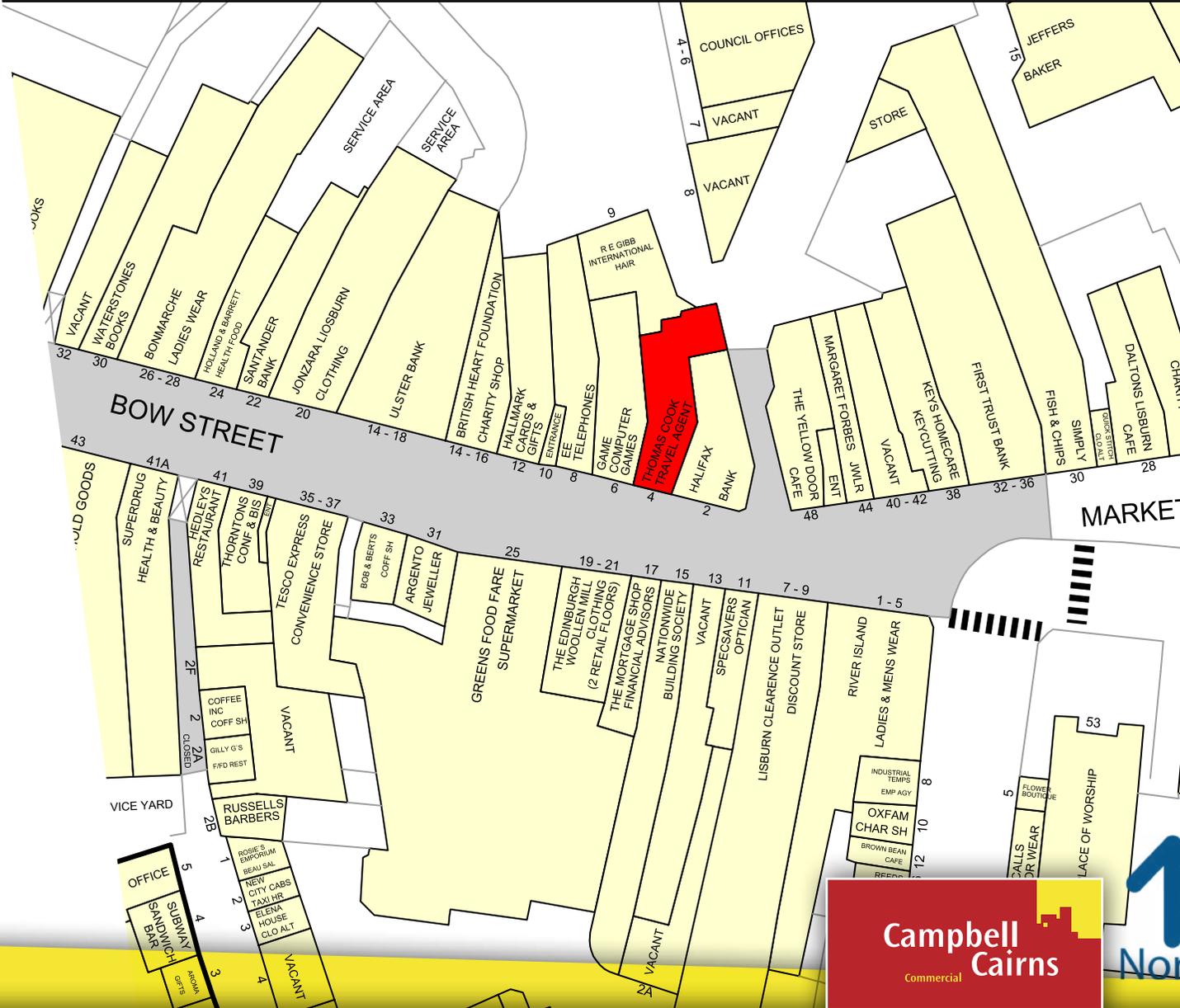
028 9024 9024

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.



**4 BOW STREET
LISBURN
BT28 1BN**

**Campbell
Cairns**
Commercial

028 9024 9024

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.

**4 BOW STREET
LISBURN
BT28 1BN**



**Campbell
Cairns**
Commercial

028 9024 9024

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

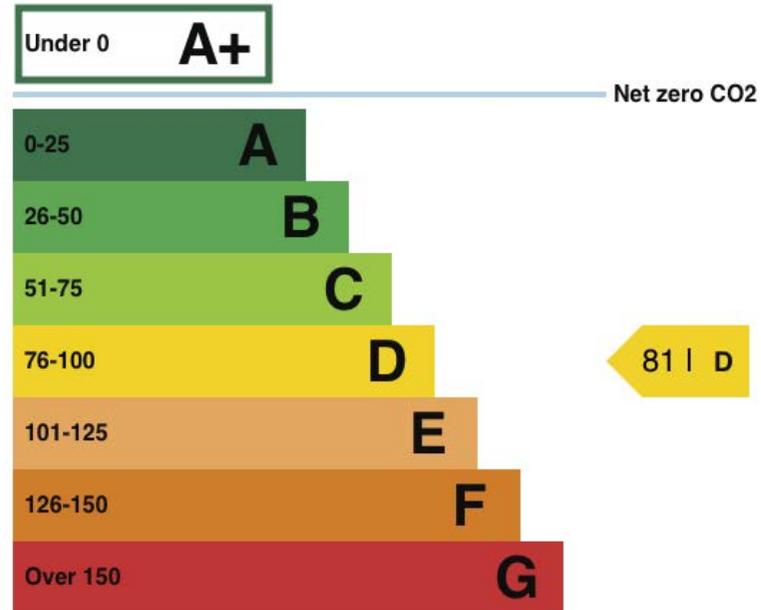
Email jeremy@campbellcairns.com or Mobile **07803 722 899**

Emily Law

Email emily@campbellcairns.com or Mobile **07703 809 256**

**4 BOW STREET
LISBURN
BT28 1BN**

EPC



Campbell Cairns (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 Cairns 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 Cairns 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 Cairns 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 Cairns will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Campbell Cairns
Commercial

028 9024 9024