



For Sale Prime Multi-Tenant Investment Opportunity

58-60 Bow Street & 1 Bow Lane, Lisburn BT28 1AU

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**FRAZER
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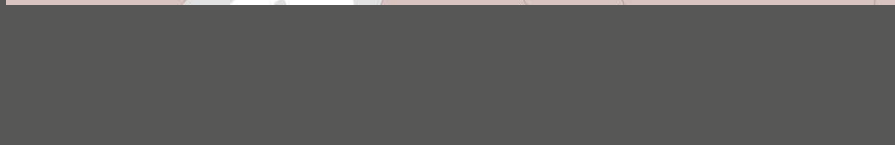
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Summary

- Fully let retail investment situated in the heart of Lisburn City Centre.
- Lisburn is Northern Ireland's third largest city with a population of almost 130,000.
- The property occupy a prime location fronting onto Bow Street and Bow Lane opposite Greggs, Trespass and Iceland.
- The property extend to approximately 7,409 sq ft (688.32 sq m) across 3 buildings on a site measuring c.0.1 acres.
- The property is fully let to four tenants producing a total rental income of £55,700 per annum.
- We are seeking offers in the region of £585,000, reflecting an attractive net initial yield of 9.09%, after purchaser's costs of 4.71%.



Not To Scale. For indicative purposes only.



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Location

Lisburn is Northern Ireland's third largest city with a population of over 130,000 also forming part of the Belfast metropolitan Area which has a population of 345,418 (2021 census) accounting for over 20% of Northern Ireland's population.

Lisburn benefits from excellent communication links having convenient access to the motorway network. The M1 links to the Northeast and Dungannon to the west. Both the A1 and M1 place Lisburn on a main corridor between Belfast and Dublin. Lisburn Railway station provides direct links with Belfast, Portadown, Newry, Moira and also provides services to Dublin Connolly Station.

The property occupies a prime position fronting onto Bow Street, situated on the western end of Bow Street, a short distance from the main entrance to Bow Street Mall, which includes retailers such as Primark, Dunnes Stores and JD Sports and benefits from a 1,000-space multi-storey car park.

The property is also situated opposite national retailers such as, Greggs, Trespas and Iceland and is in close proximity to Boots, Poundstretcher, Caffé Nero and Tesco.



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Description

Ground Floor and Part 1st Floor 58 Bow Street

comprises a 2 storey building occupying a prominent location on Bow Street. The property is let on a lease t/a Brogans who specialise in optometry and ear care and the sale of eyewear products.

Ground Floor 60 Bow Street

comprises a ground floor commercial premises. The ground floor is occupied by a Beauty Salon t/a Alice Nails Lisburn.

First Floor 58-60 Bow Street

is let as a gym occupying the 1st floor, trading as Bushido Shotokan Karate.

1 Bow Lane

comprises a single storey commercial premises trading as Vacuum Hospital.

Address	Nav	Rates Payable	EPC
GF & Part 1st 58 Bow Street	£20,100	£11,379.62	D78
1st F 58-60 Bow Street	£13,900	£7,869.49	Ordered
60 Bow Street	£19,300	£10,926.70	C61
1 Bow Lane	£5,650	£3,198.75	C66



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Address	Tenant	Lease Term	Lease Expiry	Current Rent PA	Rent Review	Sq Ft
Ground Floor & Part First Floor 58 Bow Street	P J Brogan Limited (with four guarantors)	17 years 5 months	31/01/2034	£25,000	Rent increase to £27,500 pa on 01/02/26 with a rent review at 01/02/29	3,097
Ground Floor 60 Bow Street	Private Individual	10 years	07/04/2035	£18,000	Increase to £20,000 pa from 08/04/2027	1,410
First Floor 58-60 Bow Street	Private Individual t/a Bushido Shotokan Karate	10 years	30/11/2033	£7,500	01/12/2028	1,780
1 Bow Lane	Private individual T/A Vacuum Hospital	10 years	30/04/2028	£5,200	05/05/2023	1,122
				£55,700		7,409

Price

We are seeking offers in the region of £585,000 exclusive of VAT, reflecting an attractive net initial yield of 9.09%, after purchaser's costs of 4.71%.

VAT

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

Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

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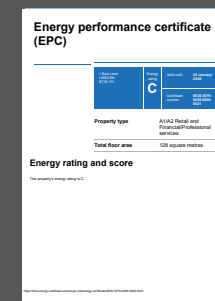
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Disclaimer

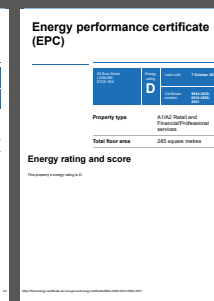
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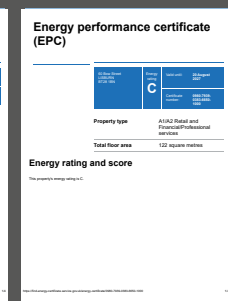
EPC



1 Bow Lane



58 Bow Street



60 Bow Street