FOR SALE – INVESTMENT OPPORTUNITY

17 Market Place, Lisburn, BT28 1AN

CBRE NI
PART OF THE AFFILIATE NETWORK

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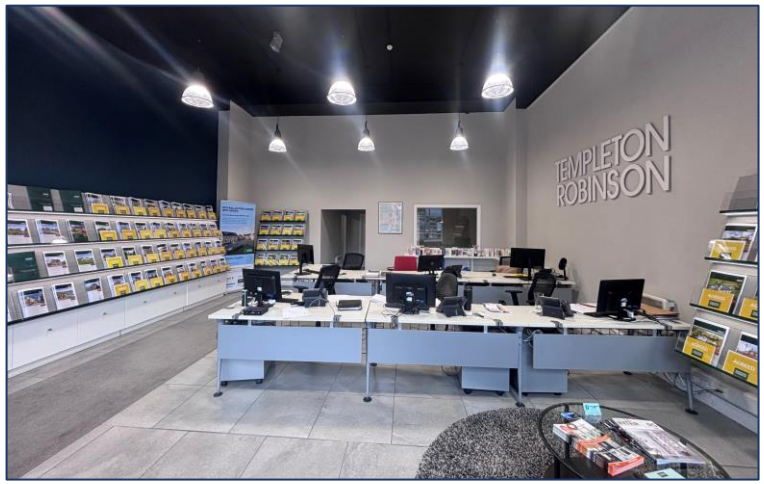
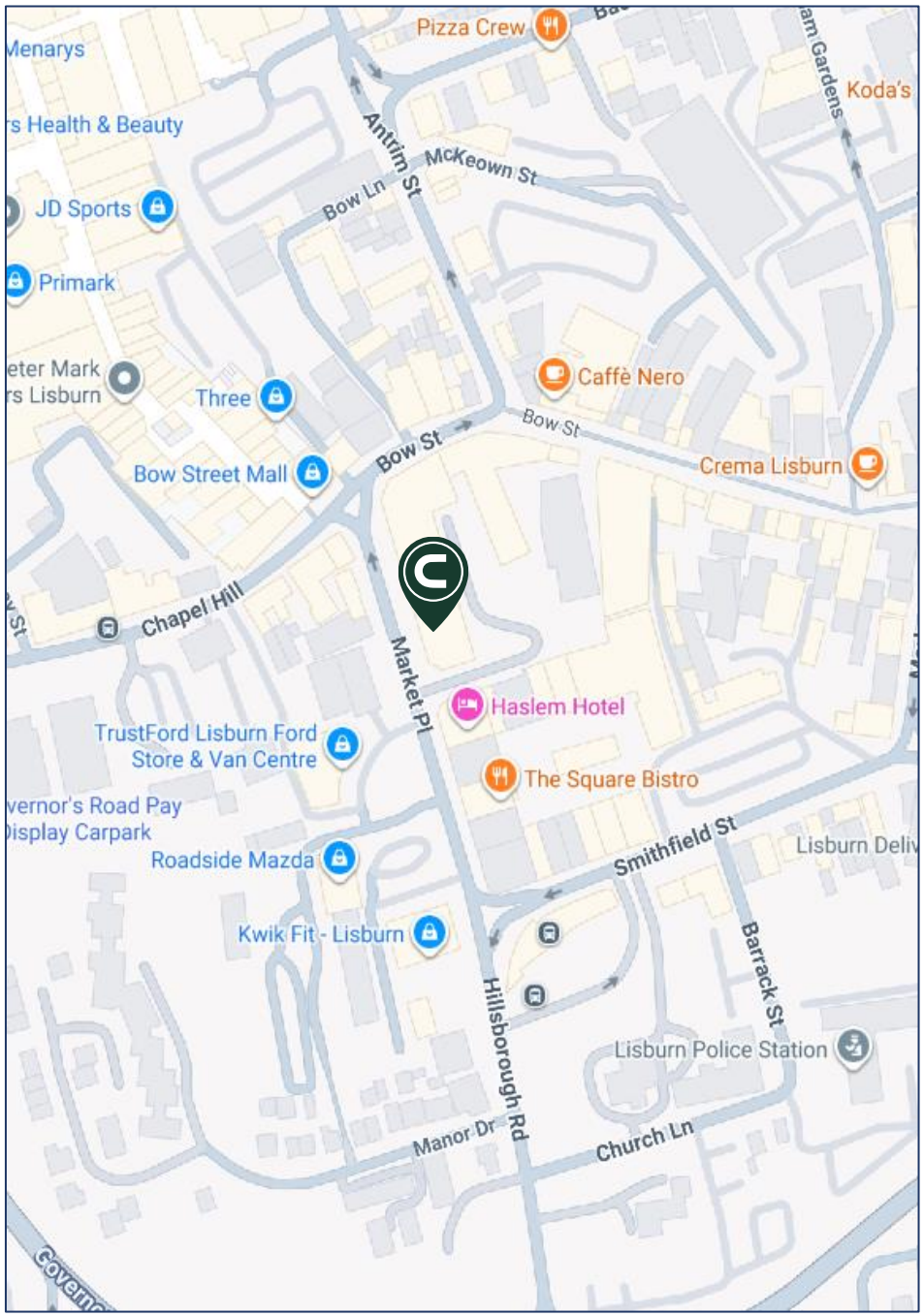
Key Benefits

- Investment opportunity producing £17,000 per annum.
- New lease commencing 1st December 2026 for a term of 10 years, with a tenant only break option on 1st December 2031.
- Prime retail location facing Market Place.
- Let to Templeton Robinson Estate Agents.

Location

Lisburn is one of four cities in Northern Ireland and the third largest in the Province. Lisburn has excellent road connections, located at Junction 6 of the M1 motorway, 9 miles west of Belfast. The city also connects directly to the A1 which gives ease of access to Newry and Dublin. The subject property is located in Lisburn's main retail area, facing on to Market Place with Bow Street Mall situated north of the property. Neighbouring occupiers include Progressive Building Society, Marie Curie, Abbey Autoline, and Dalzell & Partners.





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Description

The subject property comprises a 2-storey mid-terrace commercial building with excellent frontage onto Market Place, currently let to Templeton Robinson Estate Agents. The property extends to approx. 2,573 sq. ft. with the main retail area located at ground floor level and storage provided on the rear ground and first floor. The ground floor is fitted to a high standard and includes a main office/showroom area, meeting room, photocopying room, kitchen and toilet. The storage areas have a shell and core finish.

Accommodation

Area	Sq M	Sq Ft
Ground Floor	131.72	1,418
First Floor	107.37	1,155
Total	239.09	2,573

Tenancy

17 Market Place is currently occupied by Templeton Robinson Estate Agents on a 10-year lease from 1st December 2016 until 30th November 2026 at a current passing rent of £20,000 per annum, exclusive.

The tenant has renewed their lease for a further 10 years, commencing on 1st December 2026, at £17,000 per annum, exclusive, with a tenant only break option on 1st December 2031.

Further details and a copy of the lease are available from the agent.

Price

We are instructed to seek offers in the region of £250,000, exclusive.

Tenure

Assumed freehold or long leasehold subject to nominal ground rent.

Rateable Value

We have been advised by Land and Property Services that the property has a NAV of £18,100. The rate in £ for 2026/27 for the Lisburn and Castlereagh council area is £0.5865. Therefore, the estimated rates payable are £10,616.00 per annum.

VAT

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

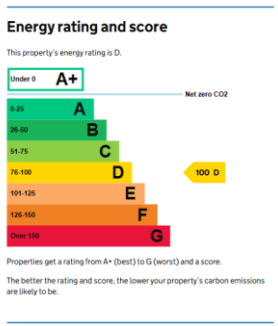
AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

EPC

The building has been rated as D100 under EPC regulations.

A copy of the EPC Certificate is available adjacent and can be made available on request.



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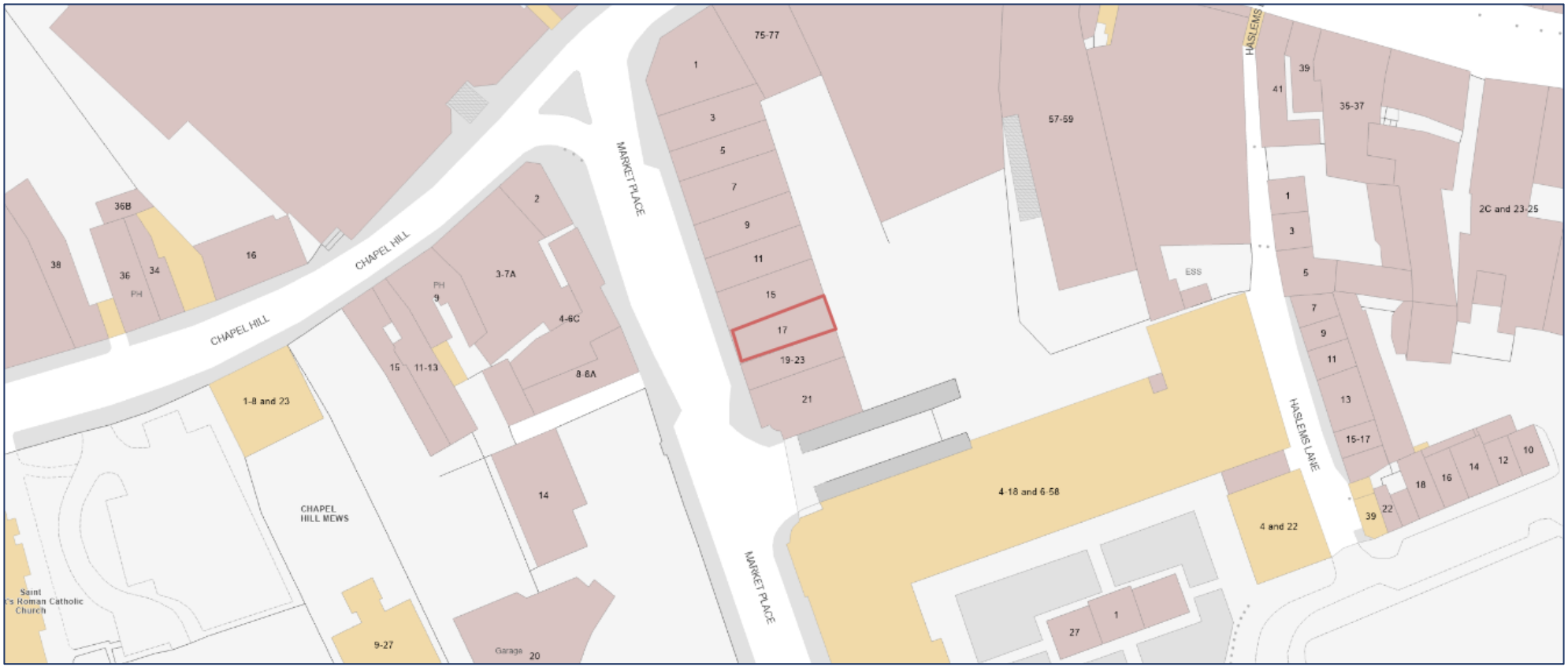

Contact Us

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