FOR SALE – CITY CENTRE REFURBISHMENT OPPORTUNITY (INCOME PRODUCING)

39/43 Bow Street, Lisburn, BT28 1BJ

CBRE NI
PART OF THE AFFILIATE NETWORK

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Key Benefits

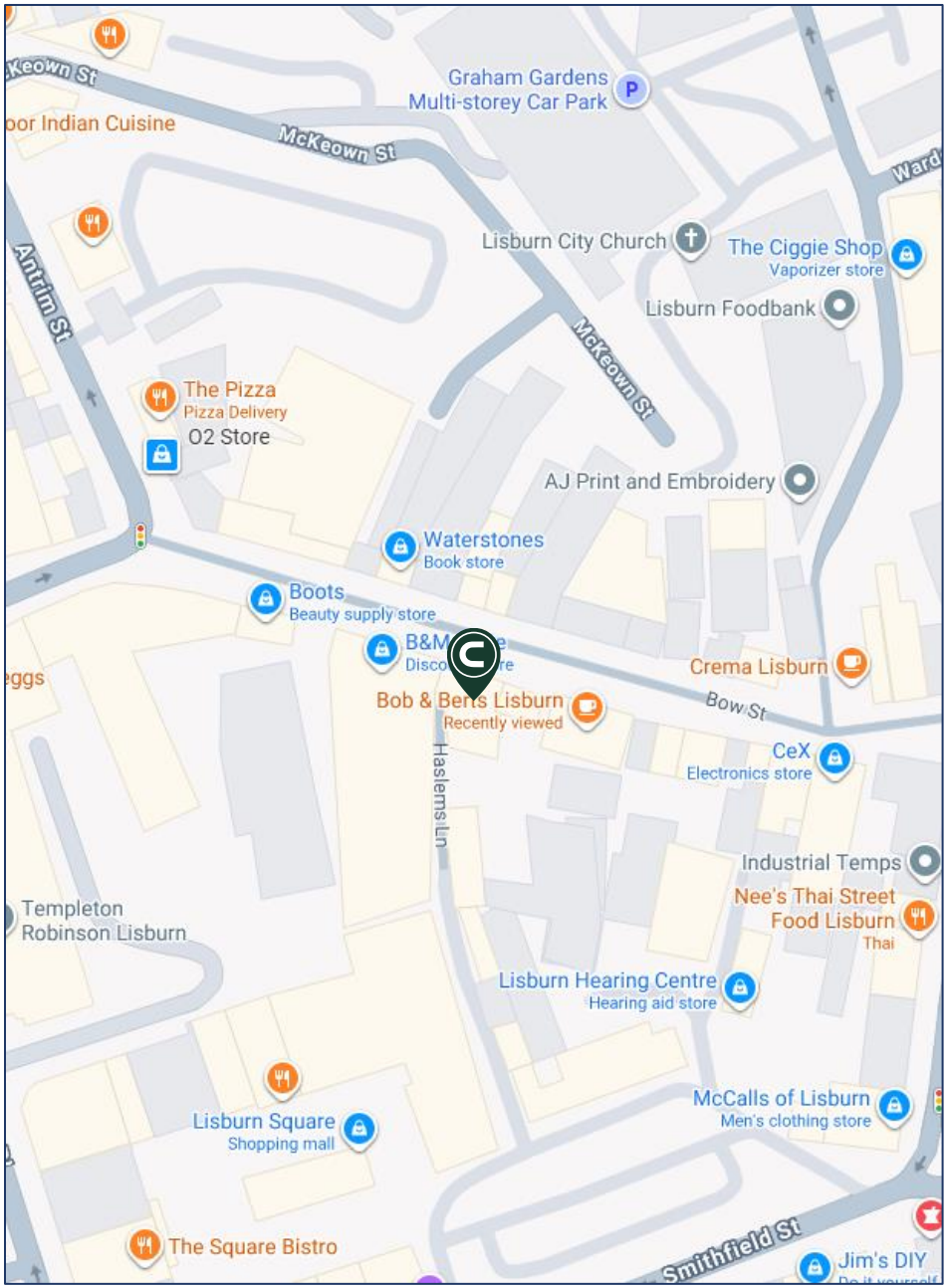
- City Centre refurbishment opportunity
- Part income producing (£30,000 p.a.)
- Prime location on Bow Street
- Suitable for various uses subject to planning

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 situated on Bow Street which has been traditionally regarded as the prime retailing pitch in Lisburn city centre. Haslem's Lane is situated adjacent to the subject, leading to Lisburn Square. Neighbouring occupiers include Waterstones, Tesco Express, Bob and Berts and B&M.

Description

The subject property comprises a 3-storey commercial building with excellent frontage onto Bow Street extending to approximately 3,360 sq. ft. The ground floor totals approx. 1,165 sq. ft and is currently fitted out and occupied by Hedley's Restaurant. The upper floors benefit from own door access and were previosuly utilised as office accommodation. The offices are finished to include carpeted flooring, plastered and painted walls, perimeter trunking and LED lighting.



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Accommodation

Area	Sq M	Sq Ft
Ground Floor	108.20	1,165
First Floor	111.78	1,203
Second Floor	92.20	992
Total	312.18	3,360

Tenancy

The ground floor unit at 43 Bow Street is currently occupied by PBL Enterprises Limited t/a Hedley's Restaurant for a term of 4 years at a current passing rent of £30,000 per annum, exclusive, from 31st January 2025 until 30th January 2029, with a tenant only break option on 1st February 2027.

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.

VAT

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

Tenure

Assumed freehold or long leasehold subject to nominal ground rent.

Rateable Value

We have been advised by Land and Property Services of the below estimated rateable values. The rate in £ for 2026/27 for the Lisburn and Castlereagh council area is £0.5865.

Unit	NAV	Rates Payable
Ground Floor, 43 Bow Street	£12,700	£7,448
1st & 2nd Floor, 39 Bow Street	£16,200	£9,501
Total	£28,900	£16,949

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 D 84 under EPC regulations.

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

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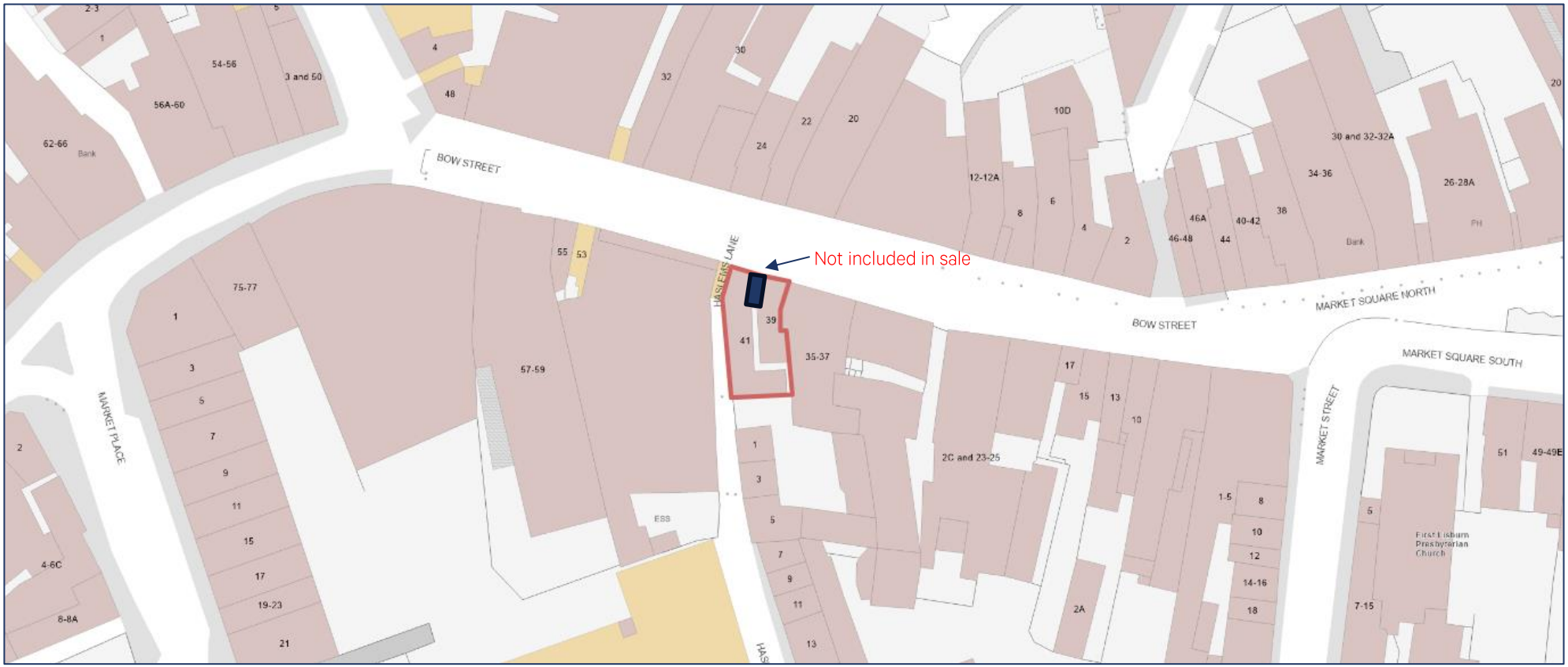

Contact Us

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