



FOR SALE 83 Sloan Street / 1A Mercer Street, Lisburn, BT27 5AJ
Prominent Shop c. 1,500 sq ft.

Lisney

Features

- Prominent corner unit with dual frontage
- Suitable for a variety of uses (subject to planning)
- Immediate availability

Location

The City of Lisburn is located approximately 8 miles south of Belfast, with a population of c. 71,000 on the last census date, and a wider population of c. 142,000 people within the local government district.

The city benefits from excellent road communications via the M1 motorway network which provides direct access to Belfast as well as Dublin.

The subject property is situated on the corner of Sloan Street and Mercer Street on the eastern edge of the city centre with easy access to the M1.

Nearby occupiers include Winemark, Enterprise Rent-A-Car, Texaco/Eurospar, Screwfix.



Description

The property comprises a 2 storey retail unit fronting Sloan Street which benefits from a glazed shopfront with return frontage onto Mercer Street.

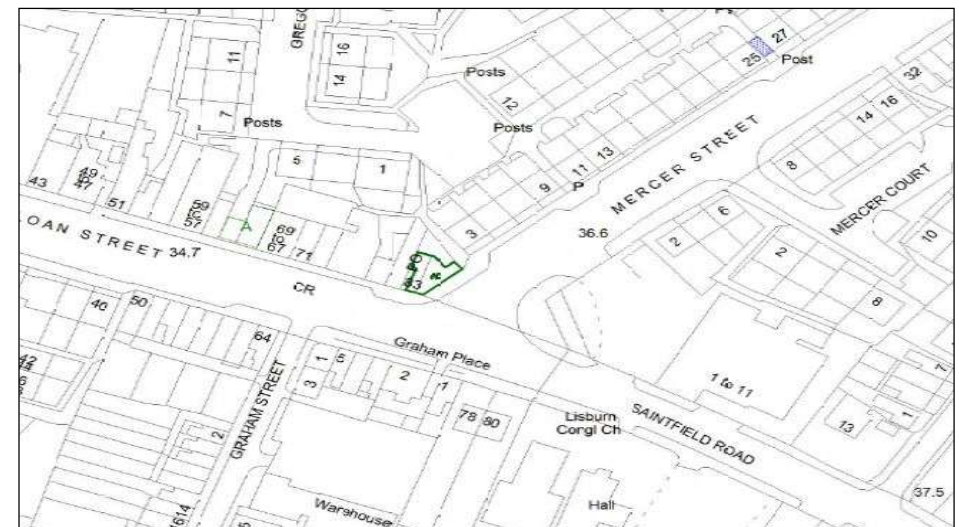
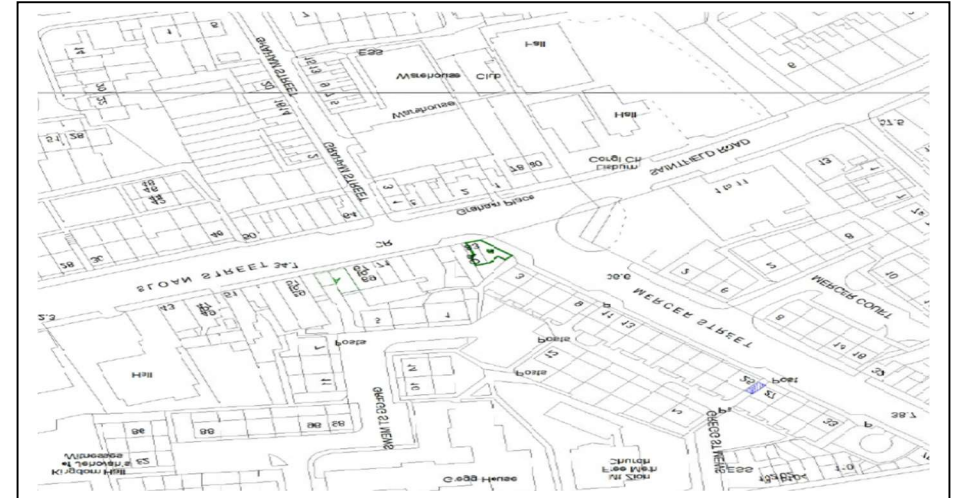
Internally the property is fitted with suspended ceilings, fluorescent stripped lighting, painted walls, tiled floors and perimeter trunking throughout.

Accommodation

The property is arranged on ground and first floors and has the following approximate floor areas:

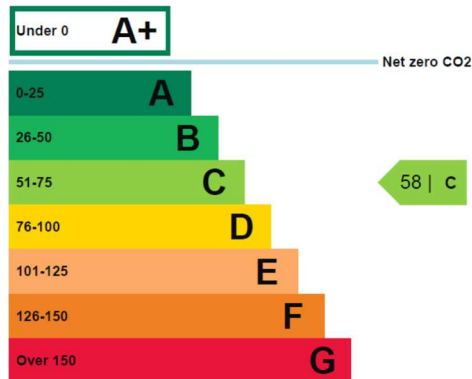
	SQM	SQFT
Ground Floor	73	788
First Floor	69	741
Total	142	1,529

Land Registry Map



EPC

The property has an EPC rating of C58. The full certificate is available upon request.



Stamp Duty

Stamp duty will be the responsibility of the purchaser.

Title

We understand the property is held under long leasehold.

Rates

NAV: £5,800

Rates Poundage: 0.505611

Rates Payable (20/21): £2,932.54

Asking Price

Offers in the region of £75,000

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

Contact

Jonathan Haughey

T: 02890 501 556 / 02890 501 522

E: jhaughey@lisney.com

Customer Due Diligence

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 – <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed onto any other party, unless we are required to do so by law and regulation.