

**OK
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TO LET

9 Lisburn Street, Hillsborough, BT26 6AB

Own Door Office Building of c. 49 sq m (525 sq ft)

LOCATION

Hillsborough is an historic and extremely popular commuter settlement located approximately 5 miles from Lisburn City Centre, c. 14 miles from Belfast City Centre and c. 0.5 miles from the A1 which leads onto the M1 Motorway providing access to Dublin, Belfast and the West of the Province.

Hillsborough is a prestigious and affluent village which enjoys a quaint rural village atmosphere with an abundant of renowned bars and restaurants and a wide variety of locally run retail units.

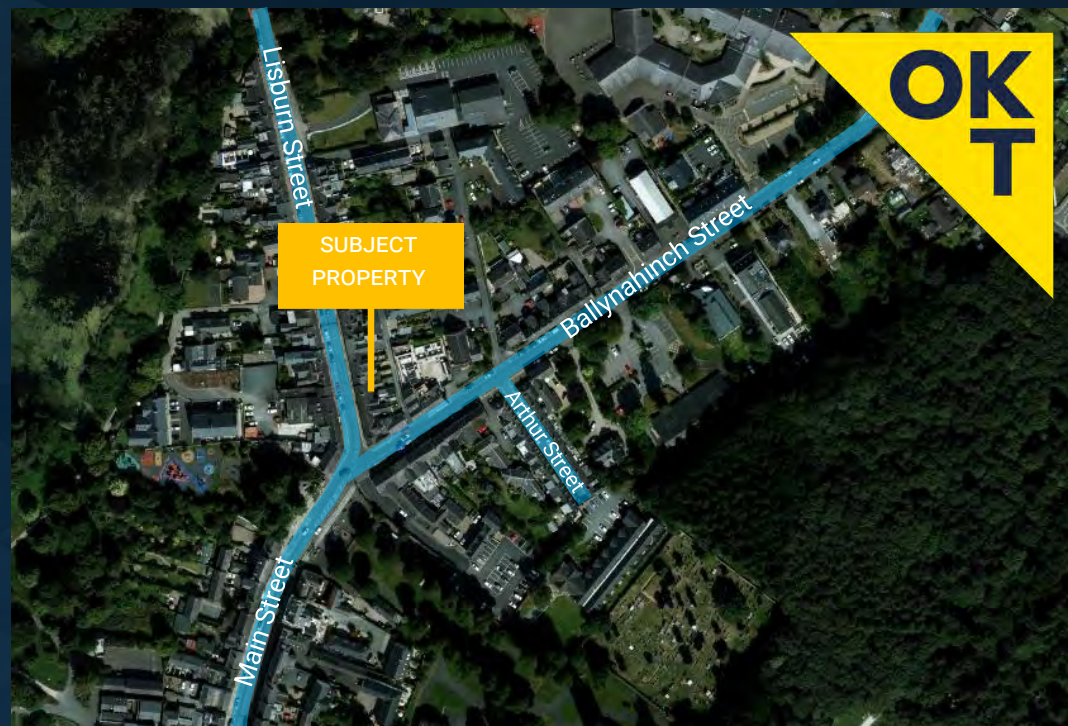
The subject property is located on Lisburn Street, the main thoroughfare through Hillsborough when exiting the A8 at Hillsborough Roundabout

DESCRIPTION

This own door office building will be of interest to a wide range of professional office users and is well fitted throughout to include carpeted floors, recessed lighting, painted / plastered walls, gas fired heating, kitchen, WC and rear yard to rear access off Ballynahinch Street.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Reception	c. 11 sq m	121 sq ft
Office 1	c. 7 sq m	78 sq ft
Kitchen	c. 10 sq m	105 sq ft
Disabled WC		
FIRST FLOOR		
Office 2	c. 12 sq m	130 sq ft
Office 3	c. 8 sq m	91 sq ft
ATTIC		
Floored Storage		
TOTAL ACCOMMODATION	c. 49 sq m	525 sq ft



LEASE DETAILS

RENT: £12,000 per annum
TERM: Remainder of a 3 year lease from 1 May 2023
REPAIRS / INSURANCE: Full repairing / insuring lease
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

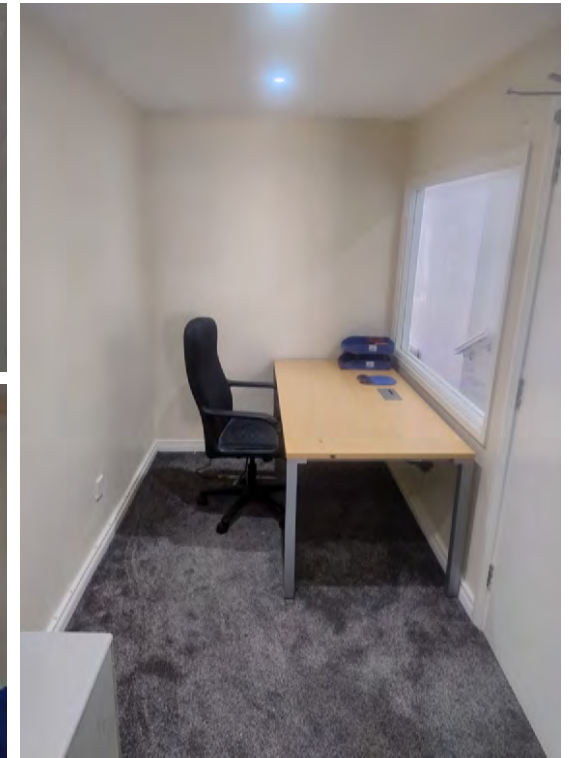
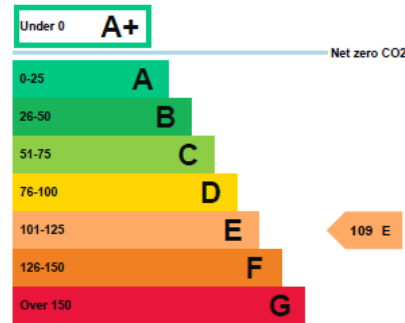
NAV: £8,600.00

Estimated rates payable in accordance with LPS
Website: £4,705.78

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

Energy rating and score

This property's energy rating is E.



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/uk/si/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: 8891

FURTHER INFORMATION

For further information / viewing arrangements please contact:

IAIN MCCABE

iain.mccabe@okt.co.uk

JOINT AGENT

Falloon Estate Agents

Tel: 028 9266 3396

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

