

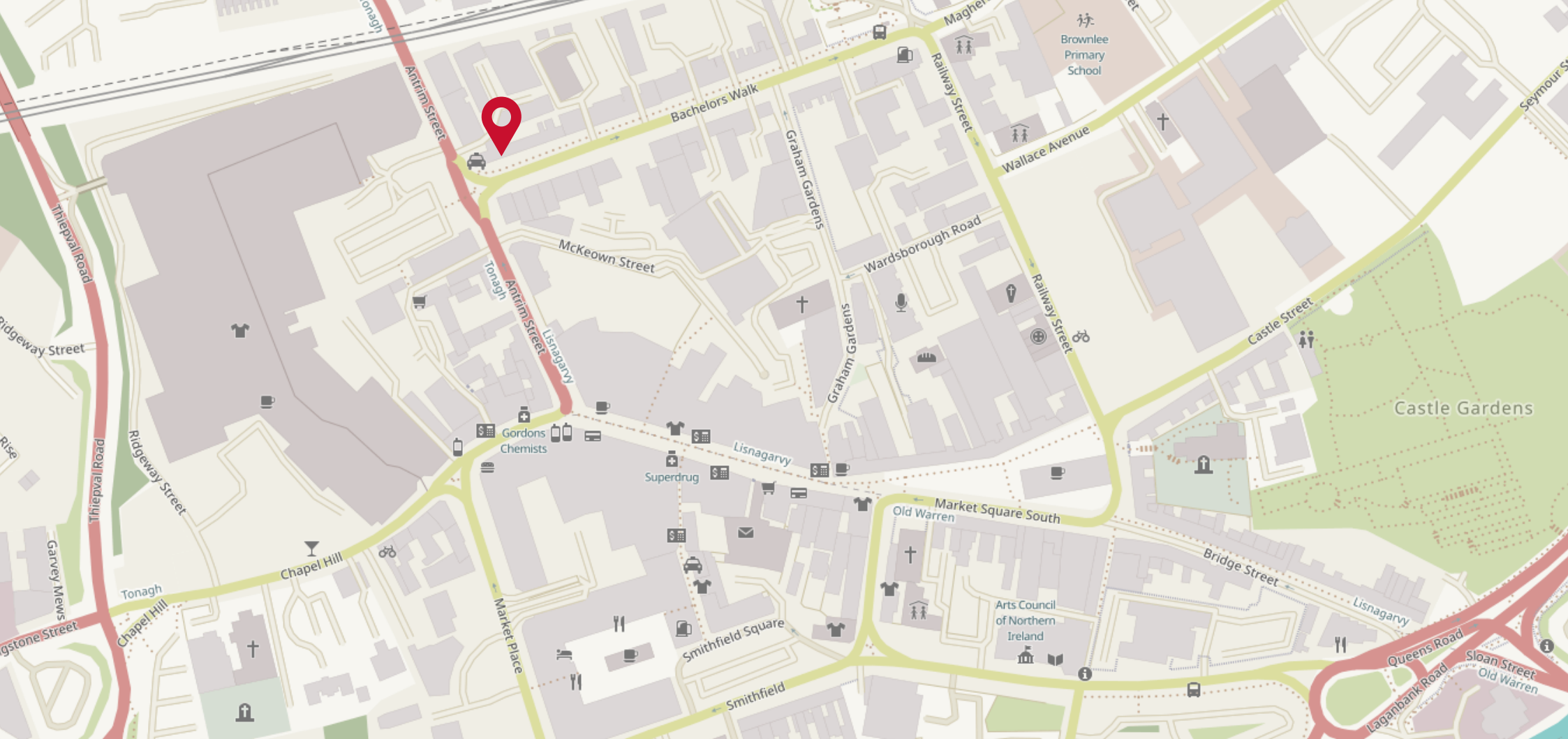
FOR SALE

**Lambert
Smith
Hampton**



**78 Bachelors Walk, Lisburn,
BT28 1XN**

**Highly Prominent Office Building Extending to
Approximately 596 Sq. Ft.
Suitable for a Variety of Uses, Subject to Planning.**



LOCATION

The City of Lisburn benefits from excellent levels of accessibility given its location on two Junctions (6 and 7) of the M1 and the Sprucefield interchange off the A1 Newry/Dublin dual carriageway. The location also benefits from its proximity to Belfast International and City Airports and the Ports of Larne, Belfast and Warrenpoint.

The subject property is located on Bachelors Walk, approximately 0.3 miles from Lisburn City Centre and approximately 1.1 miles from the M1 Motorway. The property benefits from good communication links via public transport with Lisburn Train Station located off the corner of Bachelors Walk and Railway Street. Bow Street Mall is located adjacent to the property, with occupiers such as Primark, Dunnes Stores, JD Sports and New Look.

Nearby occupiers also include AB & C Insurance, Henry Graham Estate Agents, Reid & Co Solicitors, and Mildred Breakey Solicitors.

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DESCRIPTION

The subject property is situated within a terrace of primarily commercial properties and is situated across ground and first floor and also benefits from a rear courtyard which grants access onto Antrim Street. Currently occupied by Quicklet Property Management Limited, the ground floor benefits from glazed frontage onto Bachelors Walk.

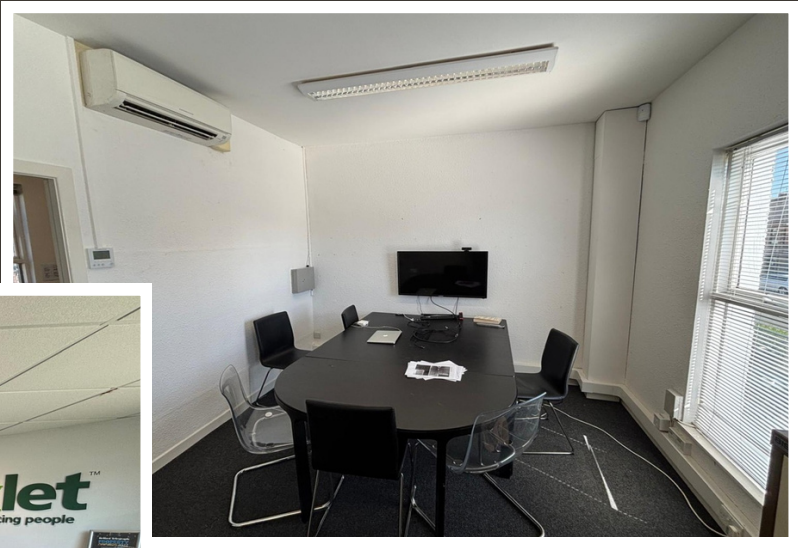
The office space is finished to a modern standard throughout the ground and first floor to include carpeted flooring, plastered and painted walls, air conditioning, suspended ceilings with recessed strip lighting and perimeter trunking. The property also benefits from both W.C. and kitchen facilities.

The property is suitable for a variety of uses, subject to the relevant statutory approvals.

The property is being sold with vacant possession.

SCHEDULE OF ACCOMMODATION

Accommodation	Sq Ft	Sq M
Ground Floor	256	23.78
First Floor	340	31.60
Total Internal Area	596	55.60







For indicative purposes only.

For Further Information

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RATEABLE VALUE

We have been advised by Land and Property Services of the following rateable value for the property for the year 2025/26:

Net Annual Value:	£5,000.00
Rate in £25/26:	£0.566150
Rates Payable (if applicable):	£2,830.75 per annum

TITLE

We have been advised that the property is held by way of freehold title.

VALUE ADDED TAX

We have been advised that the subject property is VAT registered and therefore VAT will be charged in addition to the figures quoted within this brochure.

ENERGY PERFORMANCE CERTIFICATE

The Property benefits from an EPC rating of 97D and the Energy Performance Certificate is available upon request.

ANTI MONEY LAUNDERING

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.

ASKING PRICE

We are seeking a guide price of **£90,000** exclusive.

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www.lsh.ie

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