



## 17 Smithfield Square, Lisburn BT28 1TH

### Offers Over £110,000

For Sale or To Let

We are pleased to offer this modern high profile shop unit within Lisburn City Centre offering well-presented accommodation over 2 floors extending to c 82 sq m / 882 sq ft (Gross Internal Area).

**028 9266 3396**

[admin@falloonestateagents.com](mailto:admin@falloonestateagents.com)



For Sale or To Let

We are pleased to offer this modern high profile shop unit within Lisburn City Centre offering well-presented accommodation over 2 floors extending to c 82 sq m / 882 sq ft (Gross Internal Area).

The property occupies a highly prominent and visible location and enjoys a good pedestrian footfall within the City Centre.

There is excellent parking within the vicinity with both paid on street spaces immediately outside the unit and the surface car parking opposite.

The property may be suitable for a variety of alternative retail uses subject to any necessary consents. The property has a modern glazed shop front and benefits from economy 7 heating throughout.

Internally the property will be redecorated and has fitted kitchen units and WC at ground floor level. The accommodation is mostly open plan in layout.

For Sale at offers over £110,000 or To Let at £9,500 per annum (plus VAT if applicable)

**GROUND FLOOR :**

**Office**

w: 3.28m x l: 5.98m (w: 10' 9" x l: 19' 7")

Open plan to kitchen area.

Stairs to first floor

**Kitchen**

w: 1.8m x l: 3.31m (w: 5' 11" x l: 10' 10")

**Store**

w: 1.8m x l: 2.1m (w: 5' 11" x l: 6' 11")

**WC**

w: 1.59m x l: 1.85m (w: 5' 3" x l: 6' 1")

**FIRST FLOOR:**

**Office**

w: 6.2m x l: 6.32m (w: 20' 4" x l: 20' 9")

Large open plan office with dual aspect windows

**Store**

w: 1.81m x l: 2.57m (w: 5' 11" x l: 8' 5")

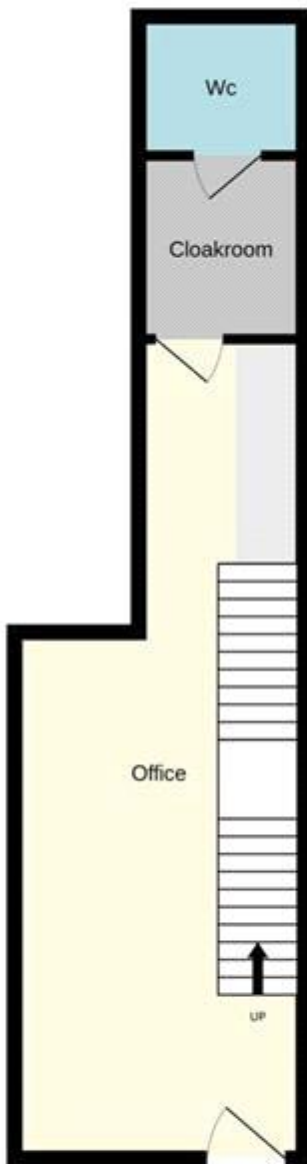
**Rates payable**

From LPSNI website - NAV £5350.00 with estimated non domestic rate bill £3028.90

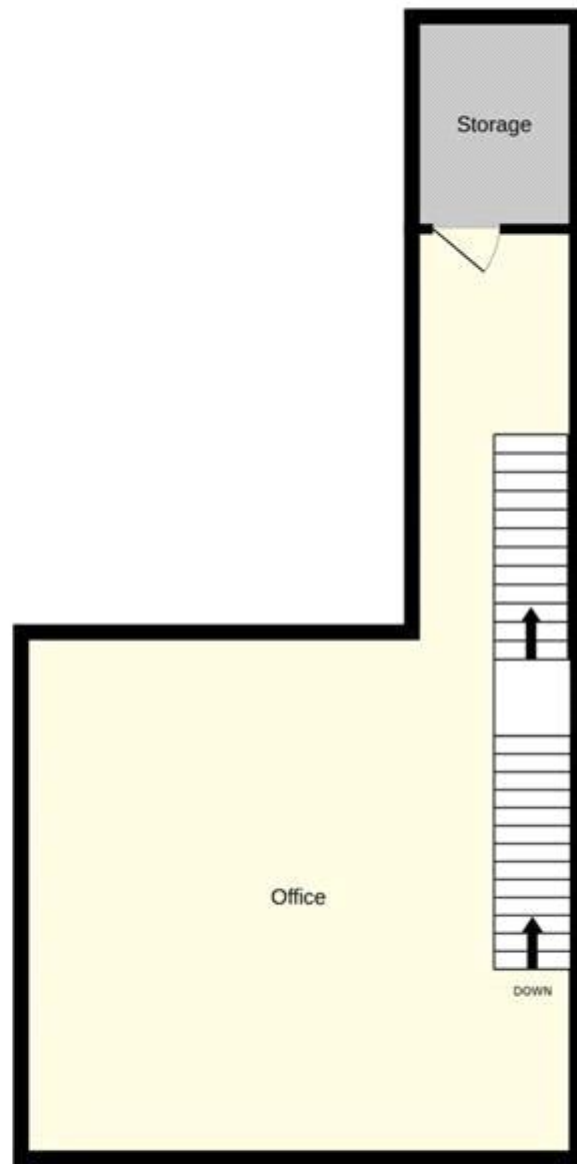
**Please note**

The property should be available from end of November 2025

Ground Floor



1st Floor

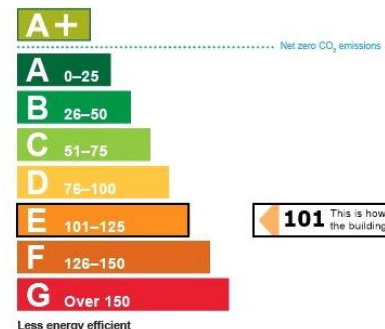


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Energy Performance Asset Rating

More energy efficient



Less energy efficient

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