

# 1 Hillhall Gardens Lisburn, BT27 5DD

*Offers over £99,950*



**VICTORIA  
PINKERTON**

[victoriapinkerton.co.uk](http://victoriapinkerton.co.uk)

# Well-Established Convenience Store In The Heart of Lisburn

Situated in the heart of Lisburn, this well-established convenience store is located near a large housing area, ensuring strong footfall and a loyal customer base. It is fully stocked with everything a householder needs, from groceries to household essentials, all presented in a modern, professionally fitted and designed interior that is clean, spacious, and inviting. The business offers multiple income streams making it a reliable and profitable operation.

There is also excellent potential for expansion

through extended opening hours, introducing delivery services, broadening product ranges, or adding complementary offerings such as fresh food or coffee-to-go, making it an ideal opportunity for an owner operator or investor seeking a secure, thriving business with room to grow.

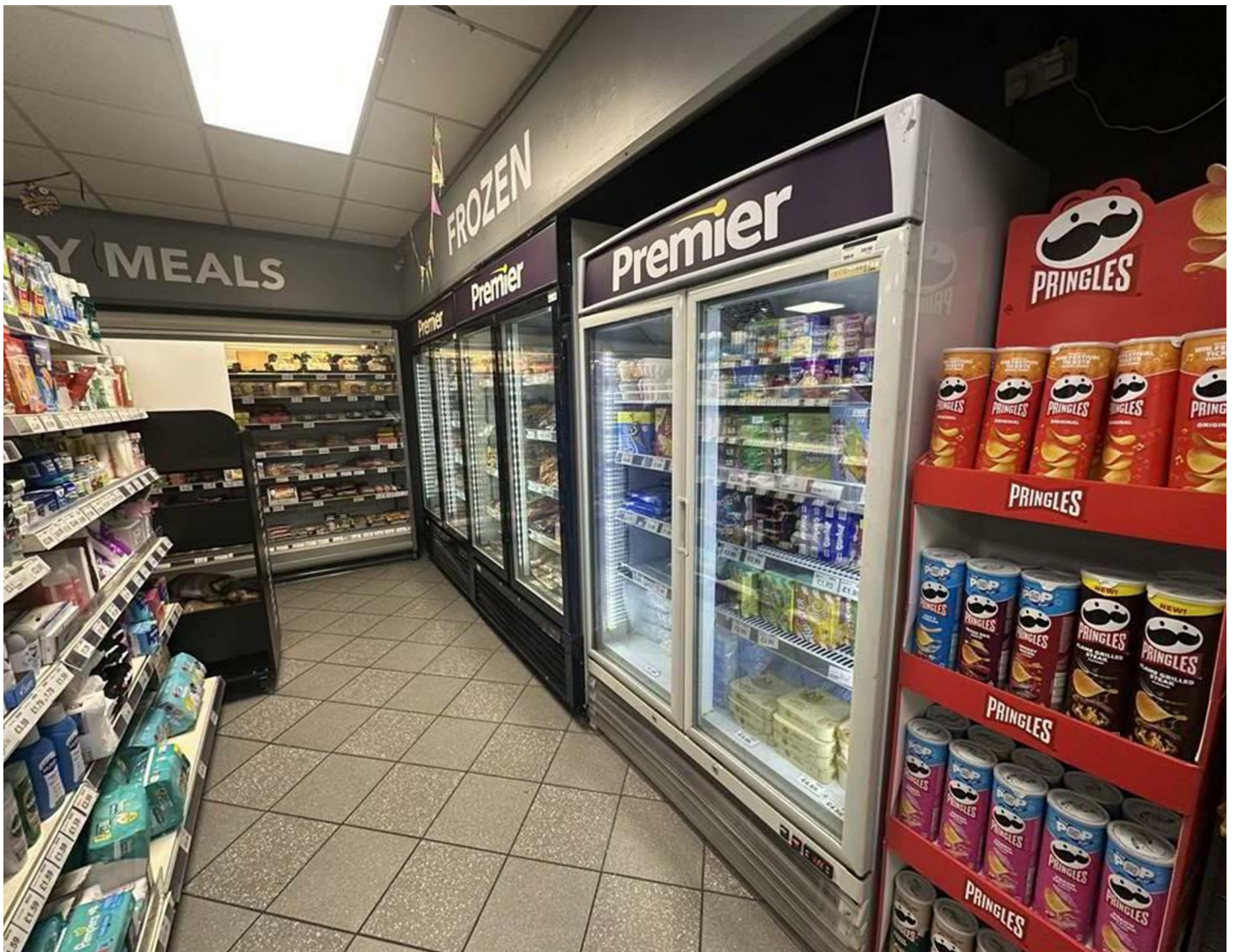
Opening Hours: Monday to Friday, 6am to 8pm, Saturday, 9am to 7pm. Sunday 9am to 6pm

Staffing: 3 Full Time and 7 Part Time

Accounts: Available to the Accountant or Solicitor of interested individuals.

Lease: The premises is held on the balance of a long term lease with NIHE. The lease will be transferred to the new owner on completion subject to Landlord |Approval

Viewing: strictly by appointment with the Agent





# PROPERTY FEATURES

- Situated In A Highly Populated Area
- Well Equipped Shop
- Electric Roller Shutters
- Modern Retail Design And Layout
- Busy Location
- Lotto, Paypoint, ATM And Vapes
- Potential For Business Development





# PROPERTY MEASUREMENTS

Main Retail Area 31'1" x 53'0"

Private side office and store

Dry goods store 36'0" x 19'8"

Secure outside storage yard

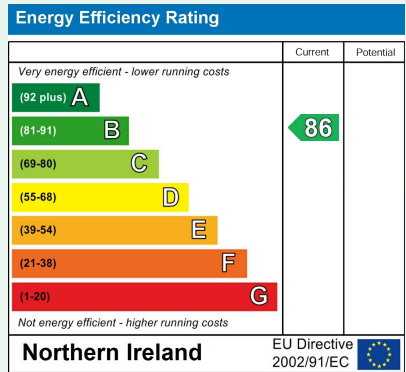
## REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Rates - NAV understood to be approx. £ per annum

Directions  
Off the Hillhall Road

### Energy Efficiency Rating

The rating for this property is:



\* For your information: The UK average rating is 'E50'.



WHAT3WORDS: word.word.word

**Bangor & Donaghadee**  
125 Main Street, Bangor BT20 4AE  
028 9147 9393

**Ballyholme**  
88a Groomsport Road, Bangor BT20 5NF  
028 9147 9444

**Comber & Ards**  
7a The Square, Comber BT23 5DX  
028 9140 4100

**VICTORIA PINKERTON**

[victoriapinkerton.co.uk](http://victoriapinkerton.co.uk)



These details are not part of any offer or contract. Statements in this document should not be considered factual; buyers must verify information through inspection or other means. Neither the vendor, Victoria Pinkerton, nor employees of Victoria Pinkerton are authorised to provide any representation or warranty regarding this property. Room measurements are approximate.