

GUIDE PRICE  
**£340,000**  
Gross Initial Yield  
**8.82%**

BIDDING DEPOSIT  
**£6,000**

ONLINE AUCTION DATE  
**17th February 2021**

BY ORDER OF  
**Major Property  
Company**



## 22 Bow Street, Lisburn, County Antrim BT28 1BN

A well located freehold bank investment producing £30,000 per annum

**Bid1.**



## Property Summary

- **Freehold bank investment entirely let to Santander UK Plc**
- Busy pedestrianised town centre location
- Nearby occupiers include Cafe Nero, Holland & Barrett, Bonmarché, Tesco Express
- New 5 year term
- VAT is not applicable
- Currently producing £30,000 per annum

## Location

Lisburn is a city in Northern Ireland about 8 miles south west of Belfast city centre, on the River Lagan, which forms the boundary between County Antrim and County Down. Lisburn is part of the Belfast Metropolitan Area. It had a population of 45,370 people in the 2011 Census. The property commands a prominent location within the busy pedestrianised zone of the city centre and on the main shopping thoroughfare with nearby occupiers that include Tesco Express, Ulster Bank, Holland & Barrett and Waterstones.

## Description

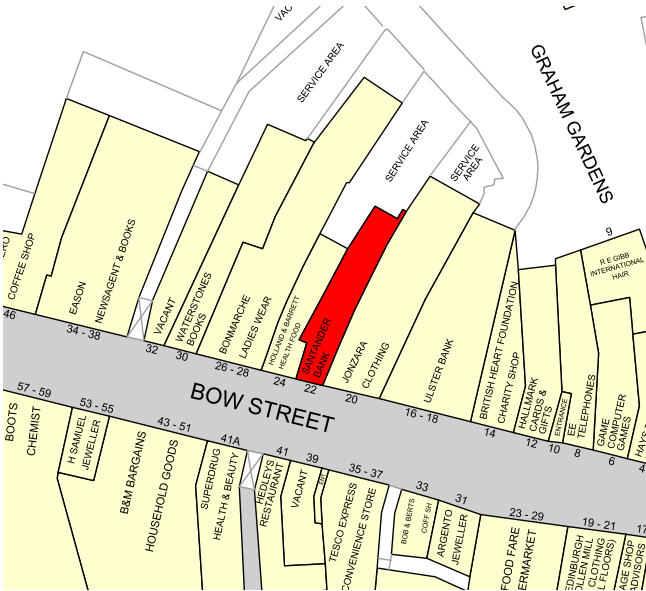
A mid-terraced three storey building of traditional construction beneath a pitched roof. The property comprises a ground floor banking hall, with ancillary offices and store on the first and second floors. The floor area for the ground floor totals 1,410 sq ft and 893 sq ft for the first floor. We do not have measurements for the second floor. (The areas have been obtained from Non-Domestic Revaluation List [www.finance-ni.gov.uk](http://www.finance-ni.gov.uk)).

## Planning

Lisburn & Castlereagh City Council (028 9244 7300)  
[www.lisburncastlereagh.gov.uk](http://www.lisburncastlereagh.gov.uk)

## VAT

VAT is not applicable



## EPC

Please refer to the legal pack

## Tenure

Freehold

Address	Floor	Accommodation	Tenancy	Rent per annum
22 Bow Street	Ground First Second	Retail/offices/store 1,410 sq ft (131 sq m) Kitchen/ancillary/store 893 sq ft (83 sq m) Ancillary (no floor area)	Let to Santander UK PLC for 5 years from 24/12/2020	£30,000

For the year ended 31st December 2019 Santander UK Plc reported a turnover of £1,112,000,000, pre-tax profit of £1,012,000,000, shareholders funds of £15,857,000,000 and a net worth of £14,091,000,000 (Source: Experian)

NB. Due to the current restrictions in movement throughout the UK the property has not been visited or inspected by BidX1. Floor areas have been provided by the non-domestic valuation list of NI. Accommodation details have been obtained from the Vendor.

These Particulars were downloaded from BidX1.com. Buyers are strongly advised and assumed to have returned to BidX1.com to read the full terms and conditions associated with this lot, and check the Special Conditions and any applicable Addendum, prior to bidding. Additional costs, charges and encumbrances may apply for Buyers once they have made a successful bid in relation to a property. Where a guide price (or range of prices) is given, that guide is the minimum price at which, or range of prices within which, the seller may be prepared to sell on the date on which the guide price, or range of prices, is published. Please see full disclaimer on BidX1.com for limitations regarding the liability of BidX1.

Guide Prices are issued without responsibility and as a general indication of the current level of the vendor's intentions as to the reserve price, which is the seller's minimum acceptable price at auction the figure below which the auctioneer cannot sell. The sale price whether prior to or at the auction can be above or below the guide price depending upon market activity. Guide Prices can vary up to and including the day of the sale. Updates are available on line at [www.bidx1.com](http://www.bidx1.com)



## Contact BidX1

Dominic Smith MNAVA

[dominic.smith@bidx1.com](mailto:dominic.smith@bidx1.com)

+44 (0) 20 7358 5650