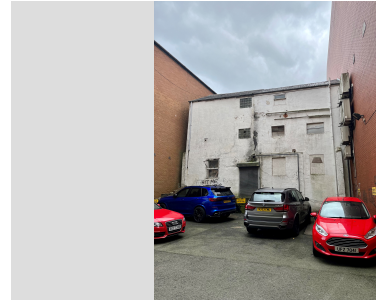


McQuoids Estate Agents & Chartered Surveyors
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25-27 Market Square, Lisburn

Starting Bid: £200,000.00



For sale by McQuoids Estate Agents & Chartered Surveyors via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsoldni.com. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Lisburn is the second largest city in Northern Ireland located c. 9 miles south of Belfast and offers ease of access to the M1 motorway providing links to both Belfast and Dublin.

The subject property is located fronting Market Square. Market Square was revamped in 2015/2016 offering great amenity space for the public which links to the pedestrianised Bow Street and Bow Street Mall shopping centre.

25 Market Square

The property was formerly a restaurant split over 3 levels - Basement, Ground & First Floor, with a two bedroom apartment on the second floor.

27 Market Square

The retail/ office unit is split across 4 storeys to include a basement level.

Externally, private car parking is available to the rear, accessed off Linenhall Street, for 5/6 vehicles. On-street carparking is also available on neighbouring streets and pay and display car parks a short walk from the premise.

The property requires full refurbishment both externally and internally which has been reflected in the asking price.

This investment opportunity offers a wide range of possibilities to investors and developers. Subject to planning, the generous site has redevelopment potential for City Centre apartments or a mixed-use scheme of ground floor retail with upper floor apartments.

Viewings can be arranged with the use of PPE equipment due to the internal condition.

Features

Prominent Town Centre Mixed Use Investment Extending to c. 5,782 sq ft (with private car parking)

Substantial Town Centre Site – 574 sqm (0.142 Acres)

Suitable for a range of potential uses or redevelopment (STPP)

TO VIEW OR MAKE A BID Contact McQuoids Estate Agents or iamsold, www.iamsoldni.com

Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before

services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.