

# McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

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# TO LET

ATTRACTIVE MODERN  
RETAIL UNIT

MENTMORE HOUSE  
497 LISBURN ROAD  
BELFAST

c. 54 m<sup>2</sup> (580 ft<sup>2</sup>)



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– Mentmore House is a prestigious retail and residential development occupying a highly prominent location on the Lisburn Road, which is widely regarded as one of South Belfast's busiest arterial routes. It is also only a 3 minute walk to Adelaide Train Station.

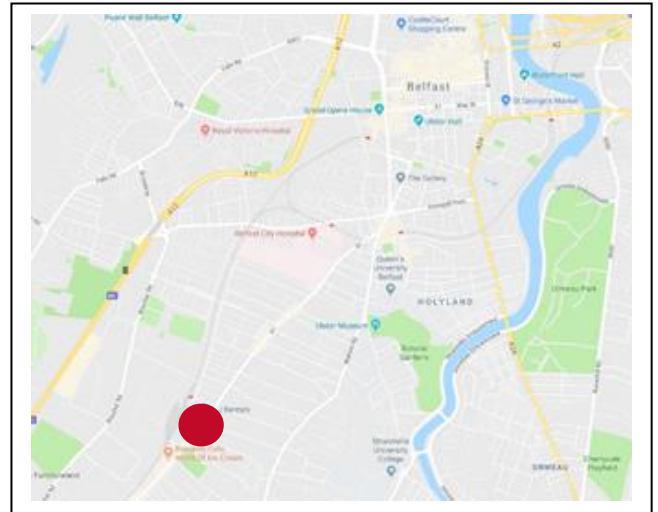
– The retail unit occupies a prime corner location and is finished to a high specification to include carpeted floors, smooth plastered and painted walls, suspended ceiling with recessed spot lighting and good natural lighting from the double glazed floor to ceiling height, windows.

McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatsoever in relation to this property.

# TO LET

## RETAIL UNIT

Mentmore House, 497 Lisburn Road, Belfast



### LEASE DETAILS

#### Term:

Negotiable, subject to a minimum of 3 years.

#### Rent:

£15,000 per annum, plus VAT, plus rates.

#### Repairs & Insurance:

Tenant responsible for internal repairs and to reimburse the Landlord with a fair proportion of the building insurance premium.

#### Service Charge:

Levied to cover a fair proportion of the Landlord's costs of external repairs, agent's management fees, maintenance of communal areas and any other reasonable outgoings of the Landlord - Estimated at £1,208 per annum, plus VAT.

### SECURITY DEPOSIT

A security deposit amounting to 3 month rents will be required to be held by the Landlord, in case of default.

### ACCOMMODATION

	AREA
Modern retail unit comprising of approx. W/C	54 m <sup>2</sup> (580 ft <sup>2</sup> )
<b>Total Net Internal Area</b>	<b>54 m<sup>2</sup> (580 ft<sup>2</sup>)</b>

### RATES INFORMATION

We are advised by Land & Property Services that the Rateable Value is £10,600.

Rate in £ 2019/20	=	£0.614135
Estimated Rates payable	=	£6,510
Less 20% Small Business Rates Relief	=	approx £5,208

### VAT

The property is registered for VAT and accordingly, VAT will be charged on the rent and all other outgoings.

### EPC

