



OKT
O'CONNOR KENNEDY TURTLE

TO LET

Prominent Ground and First Floor Accommodation of c. 1,449 sq ft

218 Lisburn Road, Belfast BT9 6GD

LOCATION / DESCRIPTION

The subject is located on the Lisburn Road, one of Belfast's main arterial routes and one of Belfast's most affluent retail, restaurant and fashion destinations.

The property is situated on one of the busiest sections on the road and benefits from high levels of passing vehicular and pedestrian traffic.

The subject property comprises retail accommodation arranged over ground and first floor level and is fitted to include glazed aluminium shop front, plastered / painted walls, carpeted / laminate flooring, strip fluorescent lighting and WC facilities.

Neighbouring occupiers include Tesco, French Village, Dream Doors, JFH Social and Aria Estate Agents.

The property would be suitable for a wide variety of uses subject to any necessary planning / statutory consents.

ACCOMMODATION

GROUND FLOOR

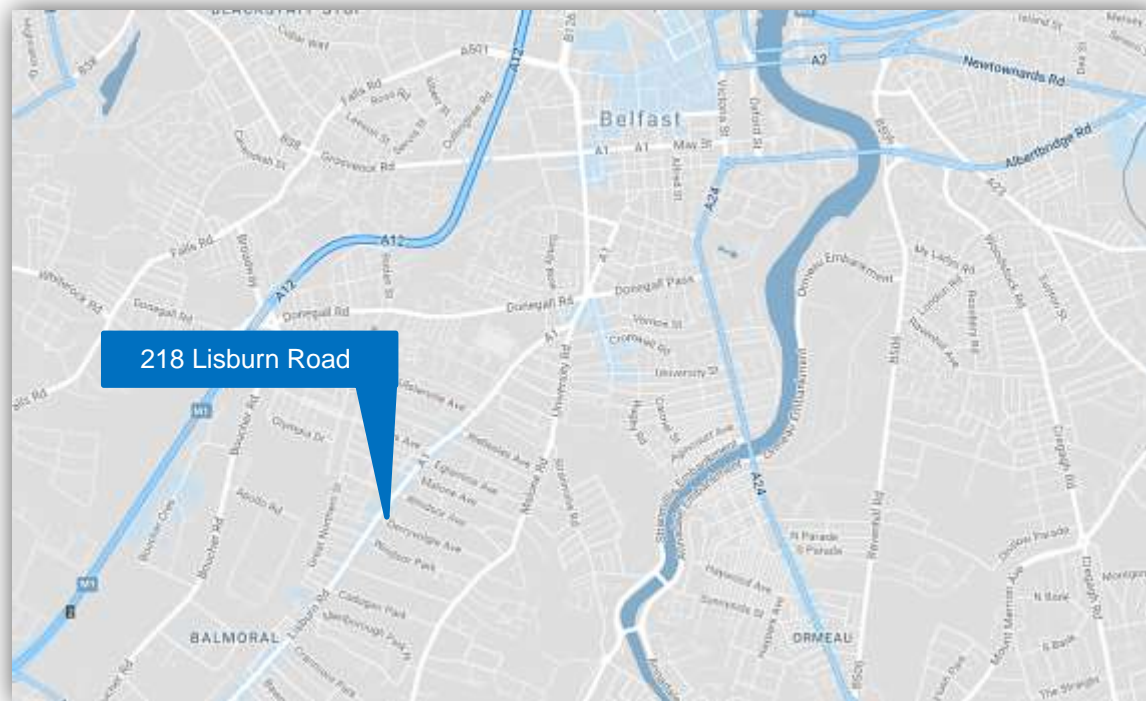
RETAIL AREA	c. 36 sq m	383 sq ft
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FIRST FLOOR

RETAIL / SHOWROOM	c. 99 sq m	1,066 sq ft
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TOTAL AREA	c. 135 sq m	1,449 sq ft
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EPC





LEASE DETAILS

RENTAL: £16,500 per annum exclusive
 TERM: Open to negotiation
 REPAIRS / INSURANCE: Full repairing and insuring basis

NAV

We are advised by the Land and Property Service that the NAV's for the subject property is £9,100. The commercial rate in the pound for 2018 / 2019 is £0.62803.

LPS Small Business Rate Relief for premises with a NAV of more than £5,000 but less than £15,000 is 20%.

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

FURTHER DETAILS



O'Connor Kennedy Turtle
 22 Adelaide Street
 Belfast BT2 8GD
 T +44 (0)28 9024 8181
 E belfast@okt.co.uk

CONTACT: MATTHEW MCNUTT | matthew.mcnutt@okt.co.uk

Our Ref: MMcN/JP/8293

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

