



**Instinctive
Excellence
in Property.**

To Let

**Prime Retail Unit
c. 600 sq ft (56 sq m)**

617 Lisburn Road
Belfast
BT9 7GT

RETAIL



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Location

The subject property 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 located in a prime section of the road in close proximity to Drumglass Park and benefits from high levels of passing vehicular and pedestrian traffic.

Description

The property comprises a prominent three storey commercial building with excellent frontage and visibility on to the Lisburn Road.

The ground floor provides well appointed retail accommodation fitted to include glazed aluminium shop front, tiled flooring, blockwork walls, kitchen area, WC and electric roller shutter door access from the rear.

Neighbouring occupiers include Oliver Bonas, Gerry Weber, Eden Park, Rojo, Bloc Blinds and numerous restaurants and cafes. Marks and Spencer Simply Food store is also a short walk from the subject.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition:-

Ground Floor : 600 sq ft 56 sq m

Lease Details

Term : By negotiation.
Rent : £18,000 p.a.
Repairs : Internal repairing lease.
Insurance : Tenant to reimburse the landlord.

Rateable Value

We have been advised by the Land and Property Services of the following for the property: -

NAV - £16,400

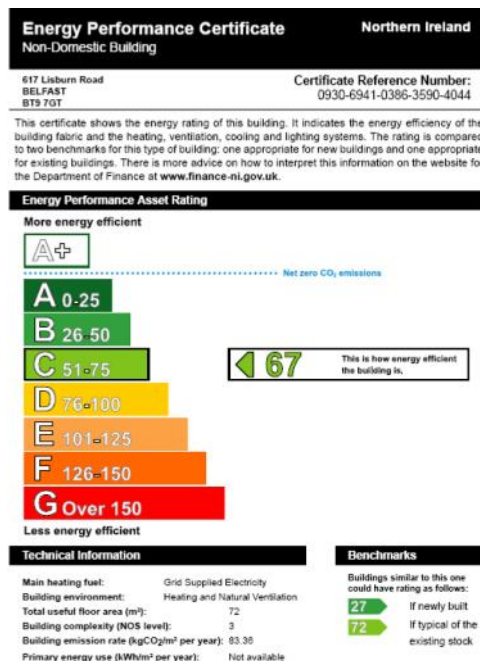
Estimated Rates Payable - £9,885

(Based on the rate in the £ for Belfast 2018/2019 £0.602803)

VAT

All prices quoted are exclusive of but may be liable to VAT.

EPC





Location Maps



FOR INDICATIVE PURPOSES ONLY

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CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

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