

TO LET

FULLY FITTED RETAIL UNIT

713A Lisburn Road, Belfast, BT9 7GU



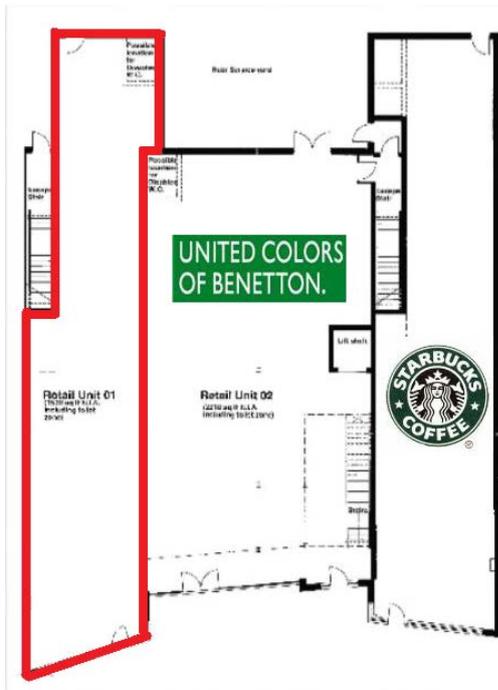
- Situated on the Lisburn Road which is a prime retail location in South Belfast
- Retail unit available extending to 1,573 sq ft
- The premises would be suitable for a wide range of retail uses and is available with minimal ingoing expenditure
- Occupiers in close proximity include Max Mara, Starbucks, Arizona Coffee, Space NK, Benetton and Bang & Olufsen

SAVILLS NORTHERN IRELAND,
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Location

The subject is located on the Lisburn Road which is regarded as one of the city's most affluent locations. The immediate area comprises of high density residential, commercial and leisure uses. The surrounding residential population is occupied by a mixed demographic largely made up of young professionals, students and families. The Lisburn Road also benefits from its close proximity to the affluent Malone Road residential area as well as its close proximity to the city centre.

Description

The subject are finished to a high standard to include tiled floor, smooth plastered and painted ceilings with recessed lighting. The premises also benefits from air conditioning. The premises would be suitable for a wide range of retail uses and is available with minimal ingoing expenditure

Accommodation Schedule

Unit	Sq ft	Sq m
713A Lisburn Rd	1,573	146.14

Rates Assessment

	NAV	Rates Payable
713A Lisburn Rd	£20,600	£12,651

Rent £35,000 per annum, exclusive

Term 10 years

Service Charge A Service charge will be levied to cover a fair proportion of the landlord's costs of external repairs to the building, agent's management fees and any other reasonable outgoings of the landlord. Estimated to be £750 per annum exclusive

Repairs & Insurance Tenant responsible for internal repairs and reimbursement of a proportionate part of the buildings insurance premium

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax

EPC

Available on request

Contact

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McKibbin Commercial

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