

FOR LEASE

COMMERCIAL PREMISES

122e Upper Lisburn Road
Belfast
BT10 0BD



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KEY BENEFITS

- Prominent First Floor Premises
- High Profile Location in Belfast
- High level of Passing Footfall
- Located in a busy area of the Upper Lisburn Road

LOCATION

Located on the popular Upper Lisburn Road, just 3.4 miles from Belfast, a direct link to the Lisburn Road, Malone Road and Dunmurry. The property is within close proximity to both the Musgrave Park Hospital and Kings Bridge Private Hospital. Other nearby occupiers include Radiance Day Spa, Thomas Cook Travel Ltd and The Co-Operative Food.



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DESCRIPTION

The subject comprises of self contained first floor commercial space, with additional storage space and toilet facilities. The property has been recently refurbished to include newly plastered/painted walls and carpeted flooring. The premises benefit from on site and street car parking.

TENURE

Term	Negotiable
Rent	POA
Repairs / Insurance	Full repairing and insuring lease terms
Service Charge	A service charge will be levied to cover the cost of exterior repairs, maintenance, security and management.

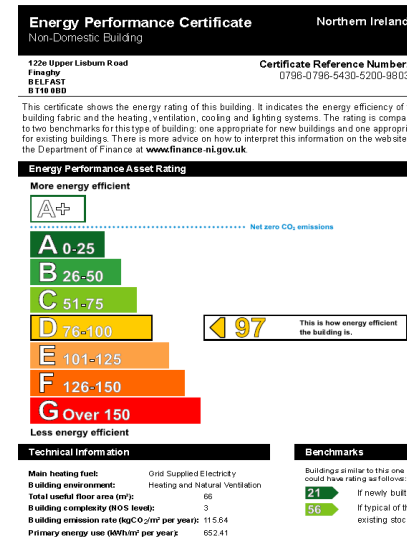
RATEABLE VALUE

We have been advised by Land and Property Services that the rateable value is £3,950.00 . The rate in the £ for 2017/18 is £0.592681 therefore the rates payable for 2017/18 is £2,341.09

VAT

All prices are quoted exclusive of VAT, which may be payable.

Room				
1	202	Sq ft	18.8	Sq m
2	140	Sq ft	13	Sq m
3	91.5	Sq ft	8.5	Sq m
4	104	Sq ft	9.7	Sq m
Store 1	29	Sq ft	2.7	Sq m
Store 2	32	Sq ft	3	Sq m
Total	589.5	Sq ft	58.2	Sq m



EPC

The building has been rated as D-97 under EPC regulations.

A copy of the EPC Certificate is available adjacent and can be made available on request.

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