COMMERCIAL PREMISES

122e Upper Lisburn Road Belfast BT10 OBD



FOR LEASE COMMERCIAL PREMISES



122e Upper Lisburn Road

KEY BENEFITS

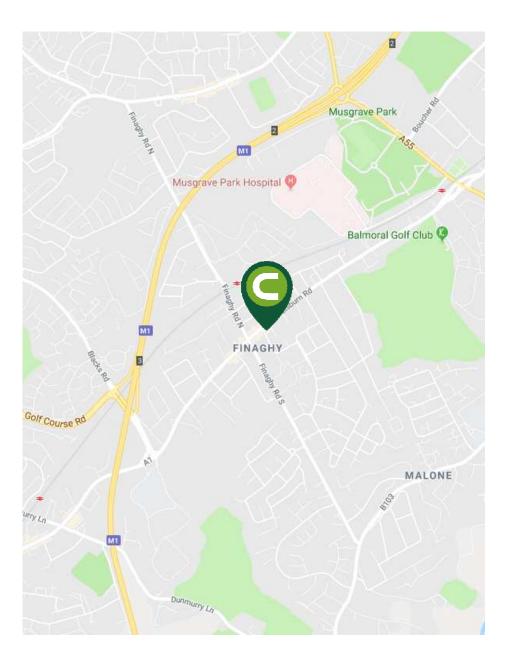
- Prominent First Floor Premises
- High Profile Location in Belfast
- High level of Passing Footfall
- Located in a busy area of the Upper Lisburn Road

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

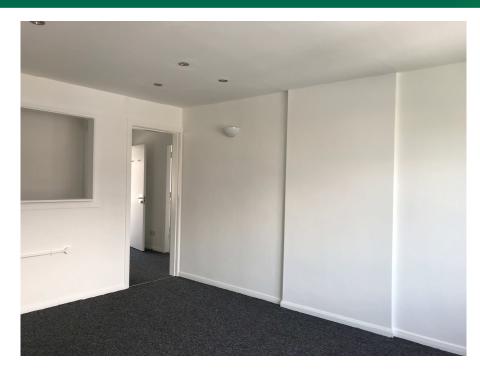
Energy Performa Non-Domestic Building	nce Cert	ificate	Norther	n Ireland
122e Upper Lisbum Road Finaghy BELFAST B T10 0BD		Ce	Certificate Reference Number: 0796-0796-5430-5200-9803	
This certificate shows the ene building fabric and the heating to two benchmarks for this type for existing buildings. There is the Department of Finance at	, ventilation, c of building: or more advice o	ooling and lighting ne appropriate fo n how to interpre	g systems. The ration	ng is compare one appropriat
Energy Performance Asse	et Rating			
More energy efficient				
At		· · · · · Net zer	o CO ₂ emissions	
A 0-25				
B 26-50				
C 51-75				
D 76-100		97	This is how ener the building is.	gy efficient
E 101-125				
F 126-150				
G Over 150				
Less energy efficient				
Technical Information			Benchmark	s
Main heating fuel:	Grid Supplied Electricity		Buildings similar to this one could have rating as follows:	
	Heating and Natural Ventilat			f newly built
Total useful floor area (m²):		6		
	fic S		56	If typical of the
Building complexity (NOS leve Building emission rate (kgCO:				existina stock

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.

FOR LEASE COMMERCIAL PREMISES







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