

FOR LEASE

# COMMERCIAL PREMISES

122F Upper Lisburn Road  
Belfast  
BT10 0BD



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### KEY BENEFITS

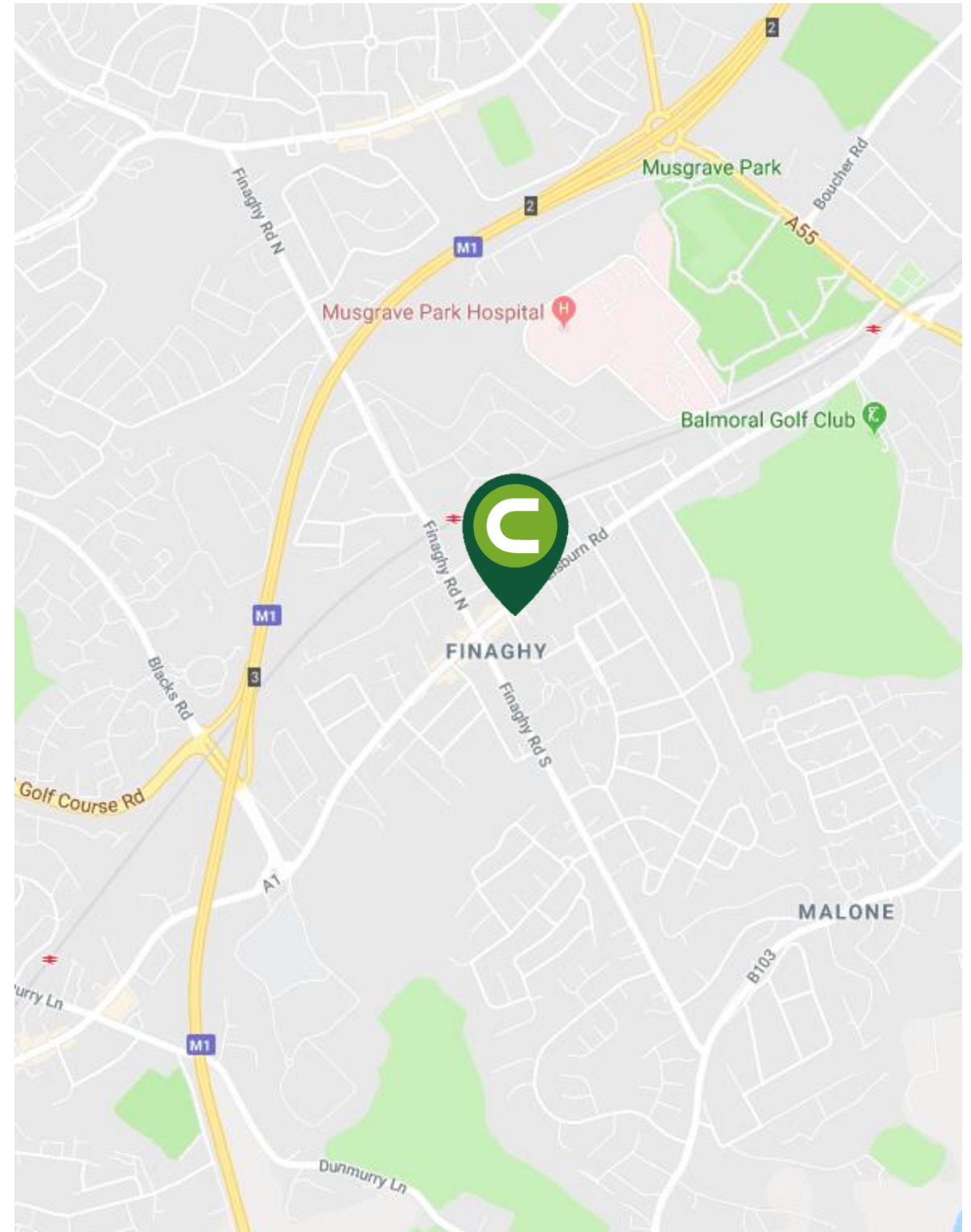
- Prominent Ground floor Premises
- High Profile Location in Belfast
- High level of Passing Footfall and Traffic
- New Shopfront and Glazing

### 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.

### DESCRIPTION

The subject premises comprises of self contained ground floor commercial space ready for a tenant's fit out. The Shopfront has recently been refurbished. The premises benefit from on site and street car parking.



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ACCOMODATION

Area				
GF	242	Sq ft	22.49	Sq m

TENURE

Term	Negotiable
Rent	£9,000 per annum, exclusive
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 2019/20 is £0.6141 therefore the rates payable for the current year are £2,425.95.

VAT

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

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.



CONTACT US

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