



# To Let Retail Unit

374 Lisburn Road, Belfast BT9 6GL



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## Summary

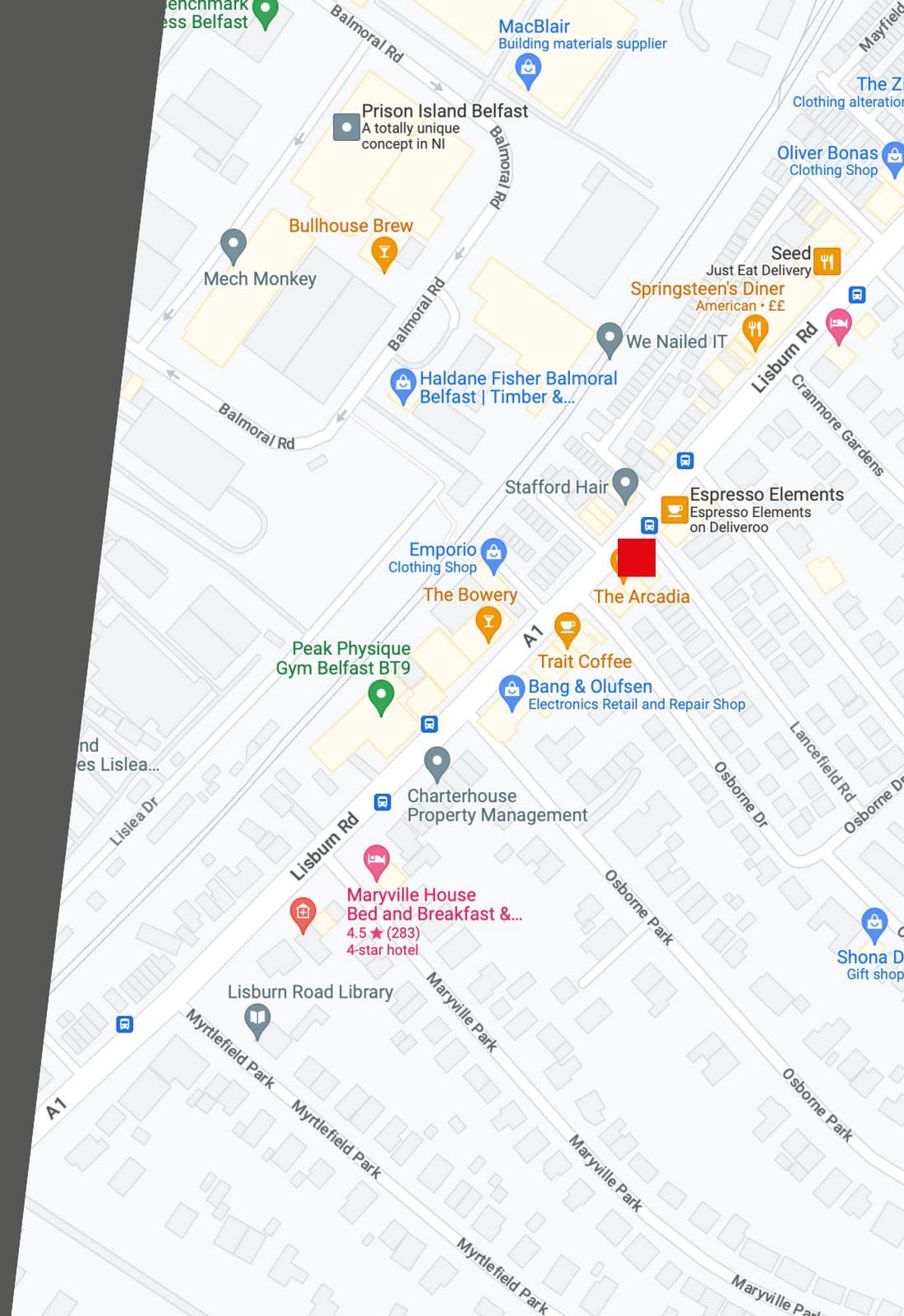
- Occupying one of the most prestigious locations on the Lisburn Road, at its junction with Lancefield Road.
- Highly prominent corner unit benefitting from being in close proximity to retailers such as Arcadia Delicatessen, Max Mara, Clubworld and Bose.
- c. 792 sq ft with the potential for additional first floor accommodation.

## Location

Situated within a small parade of retail units bounded by Lancefield Road and Osborne Drive.

The property occupies a highly prominent position at the junction of Lisburn Road and Lancefield Road making it highly visible to the high volume of passing vehicular traffic.

Other occupiers in the near vicinity includes Knotts Bakery, Arcadia Delicatessen, Space NK and Starbucks Coffee.



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## Description

A corner unit with the benefit of a return frontage, the premises were previously occupied by a newsagents, however could be fitted out for a variety of uses, subject to any necessary statutory consents being obtained.

## Accommodation

The property comprises of the following approximate areas:

Description	Sq. M	Sq. Ft
Sales	57.93	623
Store	15.71	169
<b>Total</b>	<b>73.64</b>	<b>792</b>

## Lease

Length of lease by negotiation.

## Rent

Inviting offers in the region of £18,500 per annum.

## Service Charge

Tenant responsible for repayment of the landlord's insurance premium and payment of agent's management fees, where management fees are calculated at 5% plus VAT of the annual rent payable.

## Rates

NAV: £18,500

Rates Payable: approx. £10,586 per annum (2023/24)

\*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

## VAT

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

## Viewing

Strictly by appointment with the joint letting agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk

**McKibbin**

028 9050 0100

info@mckibbin.com





For further information please contact:

**Brian Kidd**  
07885 739063  
bkidd@frazerkidd.co.uk

**Neil Mellon**  
07957 388147  
nmellon@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB  
028 9023 3111  
mail@frazerkidd.co.uk  
frazerkidd.co.uk

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