

TO LET - PRIME COMMERCIAL PREMISES

489 LISBURN ROAD BELFAST BT9 7EX



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489

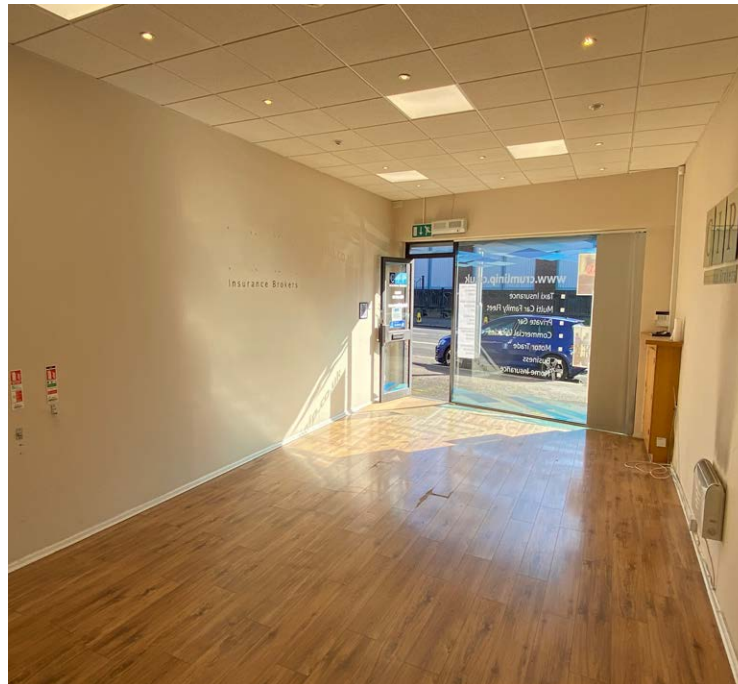


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LISBURN ROAD
BRANCH IS
CLOSED
NEAREST OPEN
BRANCHES
ARE:
337 ORMEAU
ROAD
BT9 3GP
44 MAIN STREET
CRUMLIN
BT9 4UR
35 MAIN STREET
BALLYCLARE
BT9 5AA

489 LISBURN ROAD BELFAST BT9 7EX



Summary

- Excellent open plan commercial premises situated on the Lisburn Road
 - Lisburn Road is regarded as one of Belfast's most affluent areas.
 - Bright and spacious accommodation extending to c. 737 sq ft.
- Suitable for a variety of potential uses to include office, retail or food & drink subject to any required planning consents.
- Neighbouring occupiers include, Freight, Fetherston Clements, District, Boojum, Marks & Spencer Simply Food and Bedeck..

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Location & Description

The subject premises occupies a prime and highly visible location fronting the Lisburn Road, in the heart of South Belfast, regarded as one of Belfast's most affluent areas. The Lisburn Road is an extremely busy arterial route, with occupiers along the road benefitting greatly from the high levels of footfall and passing vehicular traffic.

The immediate area is very popular with students, shoppers and young professionals benefitting from a busy daytime and evening trade due to its many eateries, shops and entertainment venues. Occupiers within the immediate vicinity include, Freight, Fetherston Clements, District, Boojum, Marks & Spencer Simply Food and Bedeck.

The property comprises a spacious, open plan single storey commercial premises with a private office, store, kitchen and WC. The property is fitted out to a good standard to include a suspended ceiling with recessed lighting, wood style laminate flooring, plastered & painted wall finishes and a security alarm system.

Accommodation

We calculate the approximate Net Internal Areas of the property to be as follows:

Ground Floor

Open Plan	42.46 sq m	457 sq ft
Board Room	12.83 sq m	138 sq ft
Private Office	7.33 sq m	79 sq ft
Store	0.88 sq m	9 sq ft
Kitchen	4.99 sq m	54 sq ft
Total NIA	68.49 sq m	737 sq ft

Rent

Inviting offers in the region of £15,000 Per Annum.

Rates

NAV: £12,300

Rate in £ (2020-2021): 0.538166

Rates Payable: £6,619.44 per annum

We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801). This property should be eligible for a 20% reduction in rates payable due to the Small Business Rates Relief Scheme. We recommend that any interested parties verify this with Land & Property Services (Tel: 0300200 7801).

Repairs

Tenant to be responsible for interior and exterior repairs.

Insurance

Tenant to be responsible for the repayment of the Landlord's building insurance premium.

Management Fee

Tenant to be responsible for agent's management fees, calculated at 5% plus VAT of the annual rent payable.

VAT

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

Viewing

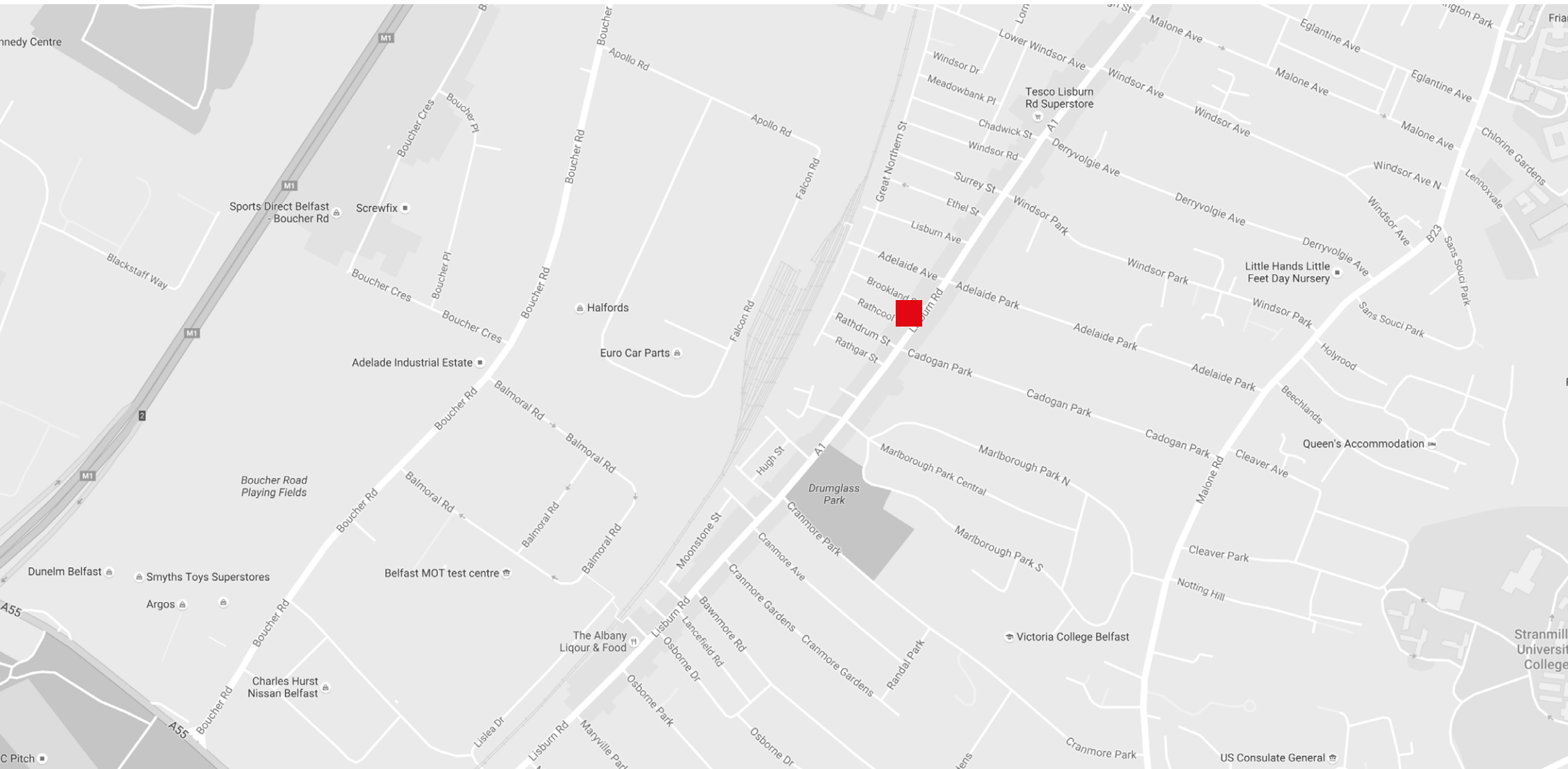
Strictly by appointment with sole letting agents.

Frazer Kidd

T: 028 9023 3111

E: mail@frazerkidd.co.uk

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For further information please contact:

Brian Kidd

M: 07885 739063

E: bkidd@frazerkidd.co.uk

Neil Mellon

M: 07957 388147

E: nmellon@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street,
Belfast, BT1 4PB
T: 028 9023 3111
F: 028 9024 4859
E: mail@frazerkidd.co.uk
W: www.frazerkidd.co.uk

EPC

Energy performance certificate (EPC)	
Address and postcode Belfast, BT1 4PB UK BT1 4PB	Energy rating C
Valid until 13 October 2016	Certificate number 0104-001-022-0171-0001
Property type A1/A2 Retail and Financial/Professional services	
Total floor area 72 square metres	
Energy efficiency rating for this property This property's current energy rating is C.	

Disclaimer

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (lii) No person in employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.