

finchTM

Excellent **Retail Unit**

1,685 Sq Ft (156.54 Sq M)



To Let

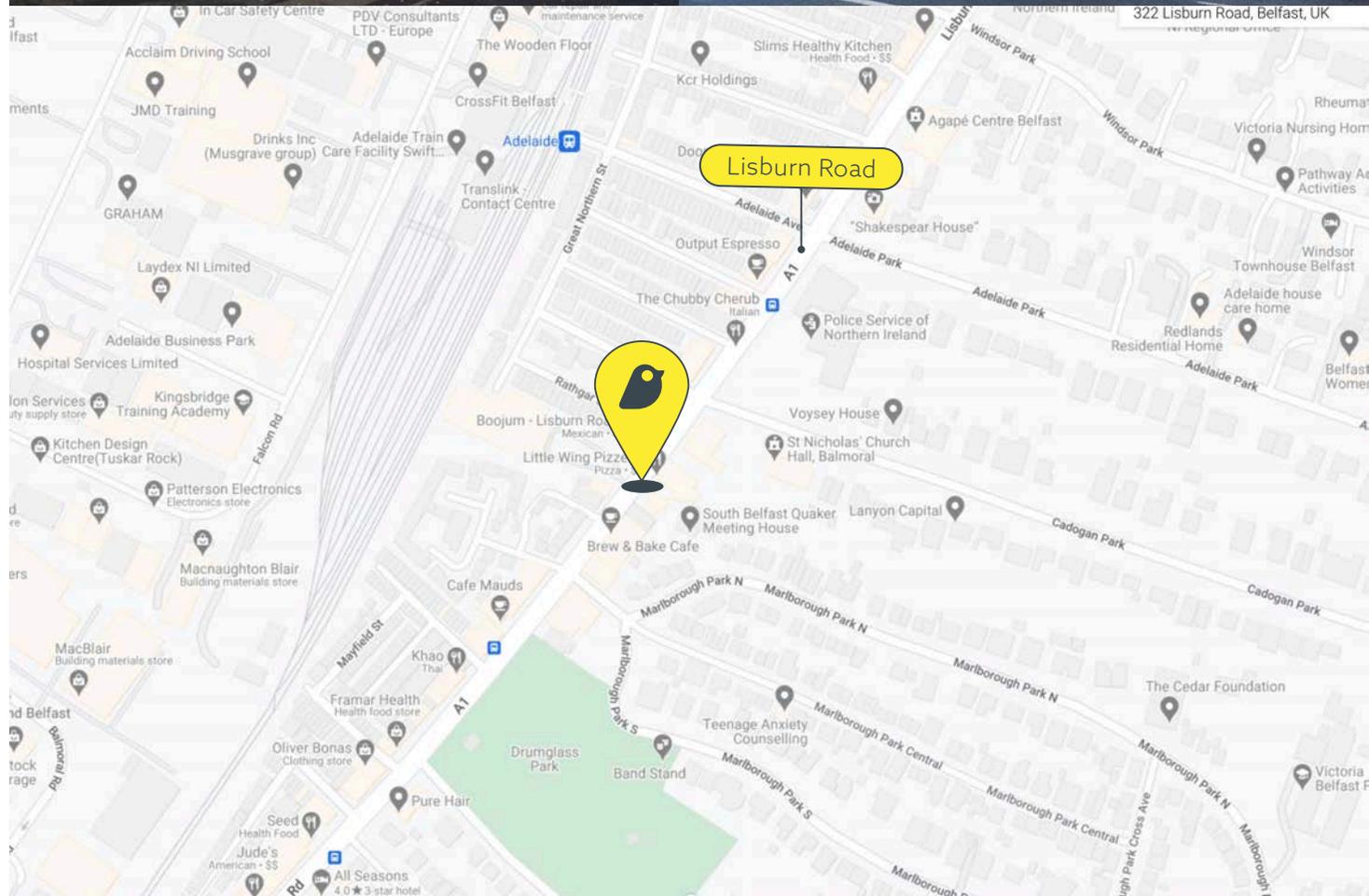
**Unit 2 Cadogan House,
322 Lisburn Road
Belfast, BT9 6GH**

Location

Belfast is the commercial, administrative and cultural capital of Northern Ireland. The city has a population of 739,000 within its primary catchment area.

Lisburn Road is one of the main arterial routes to and from the city centre. It is arguably one of the most sought after retail and residential locations and benefits from high levels of both pedestrian and vehicular traffic.

The surrounding area is a mix of strong local and national, retailers, cafes and restaurants. Nearby occupiers include M&S, Caffe Nero, Little Wing and Boojum.



Description

The property is finished to an excellent standard including full height glazed shop front, plasterboard ceiling, recessed strip and spot lighting, ceramic tiled floor and plaster painted walls.



Term

Minimum **5 years**.

Rent

£42,500 Per annum, exclusive.

Service Charge

Currently estimated at **£921** plus VAT for the current year.

Rates

NAV: **28,600**
Rates Payable 23/24: **£16,365.52**

Contact

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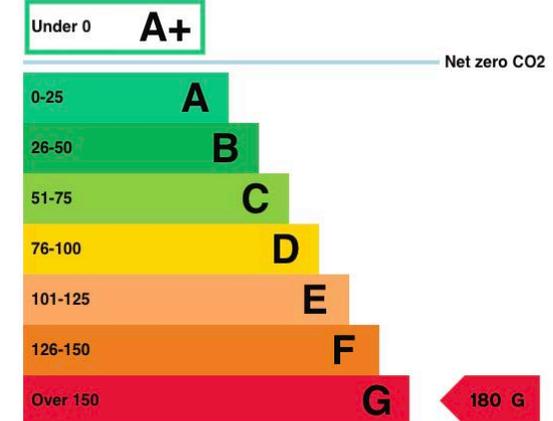
Stephen Chambers
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VAT

All charges and outgoings will be liable for VAT.

EPC - 180 |

This property's energy rating is G.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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