



**To Let (By Way Of Assignment)**  
**Prime Office / Retail Unit**

Unit 3, Mentmore Building, 503 Lisburn Road, Belfast, BT9 7EZ



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**



## SITUATION/DESCRIPTION

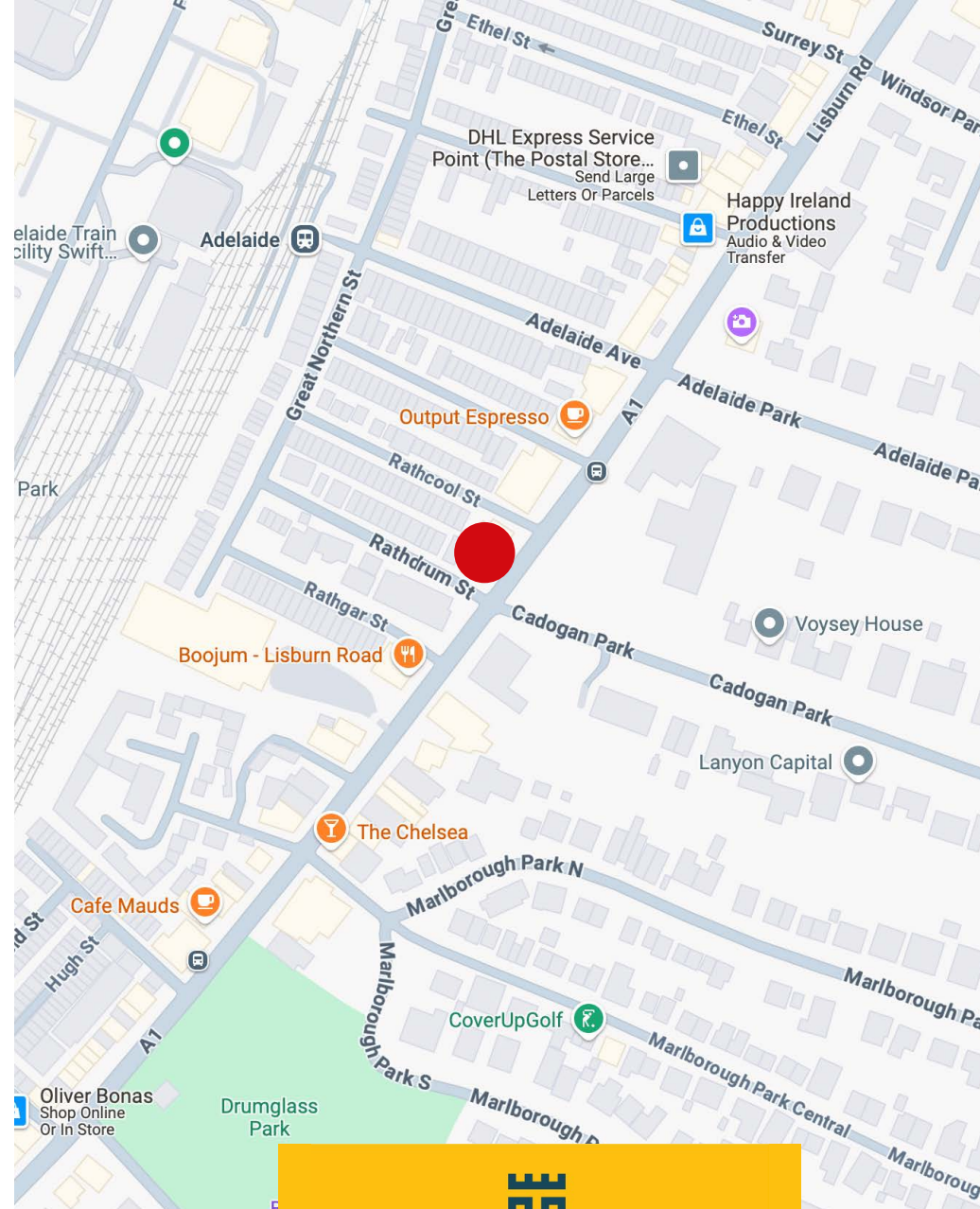
- Modern office unit situated on a prime pitch on the Lisburn Road
- Fitted out to a high standard and available for immediate occupation.
- May be suitable for other uses STPP

## LOCATION

- The subject property occupies a prime location on the Lisburn Road, renowned for its popular shopping boutiques, restaurants and bars.
- The Lisburn Road is one of the main arterial routes into Belfast City Centre, with a high volume of passing vehicular and pedestrian traffic.
- Nearby occupiers include Oakberry Acai, Roycroft Interiors, Brew & Bake, Boojum and Marks and Spencer.

## DESCRIPTION

- The modern ground floor office unit is finished to a high standard to include a tiled reception area, carpeted offices with glass partitions, suspended ceilings with LED lighting and electric heating.
- Currently split to include a reception area, 3 private office booths, a kitchen and WC.
- Large glass window frontage.
- May be suitable for a number of uses, subject to attaining the necessary planning permission.



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## ACCOMMODATION

Description	Sq M	Sq Ft
Offices (To include Reception, 3 private booths, Kitchen and WC)	69	743
<b>TOTAL</b>	<b>69</b>	<b>743</b>

## LEASE DETAILS

Term:	Lease expires 13/11/2027 (landlord open to discussing longer term agreement)
Rent:	£15,000 per annum + VAT, exclusive
Repairs & Insurance:	Tenant responsible for internal repairs and reimbursement of a fair proportion of the building insurance premium to the Landlord.
Service Charge:	Levied to cover a fair proportion of the cost of external repairs and any other reasonable outgoings of the Landlord.

## RATES

We understand that the property has been assessed for rating purposes, as follows:

NAV: £14,000

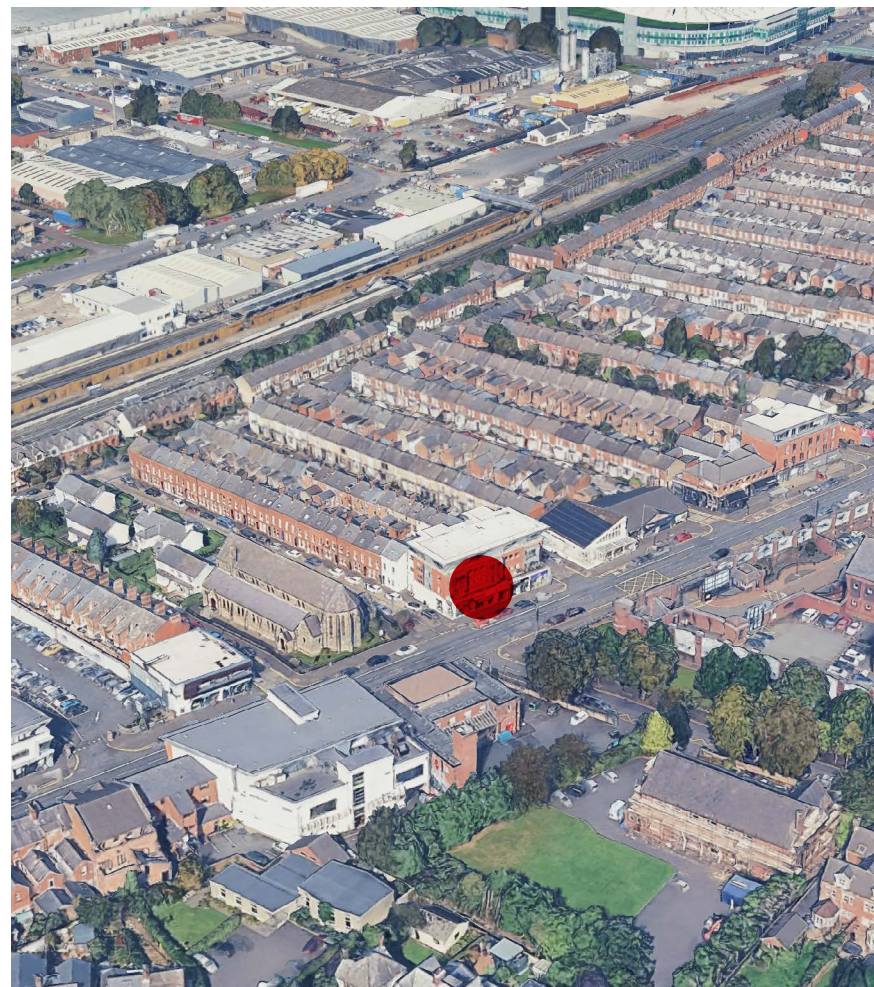
Rate in £ 2025/26 = 0.626592

Therefore Rates Payable 2025/26 = £7,017.83 (to include 20% SBRR)

Note: Interested parties should check their individual rates liability directly with Land & Property Services.

## VAT

The building is opted for VAT and so all prices, outgoings and rentals are liable to Value Added Tax.



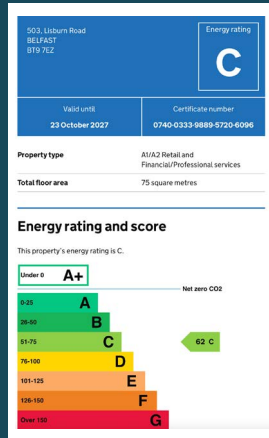
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## EPC



## CONTACT

For further information or to arrange a viewing contact:

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