

TO LET

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



RETAIL UNITS

UNITS 2 & 3
CRANMORE HOUSE
607-613 LISBURN ROAD
BELFAST
BT9 7GT

c. 87.8 M² (945 FT²) –
c. 175.6 M² (1,890 FT²)



CONTACT:

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**McKIBBIN COMMERCIAL
PROPERTY CONSULTANTS
CHARTERED SURVEYORS**

Callender House,
58-60 Upper Arthur Street,
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Joint Agent

Savills
Contact: Paul Wilson

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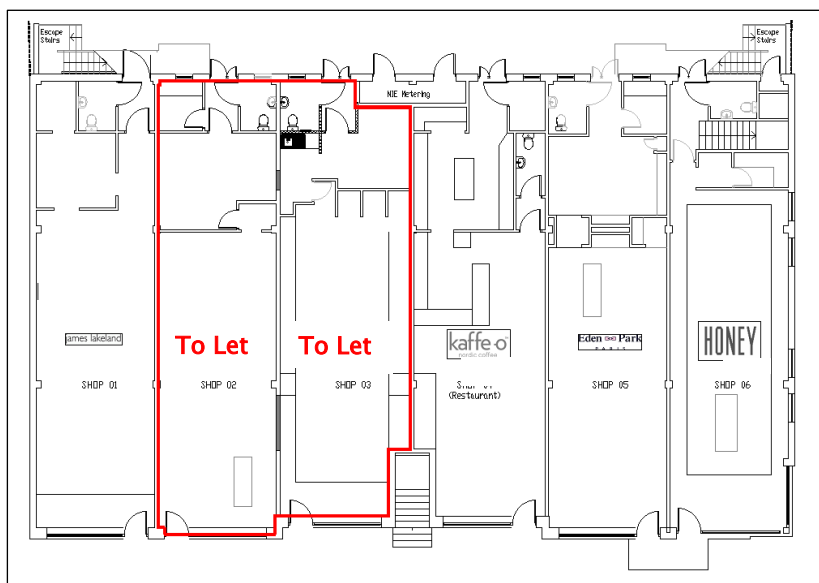
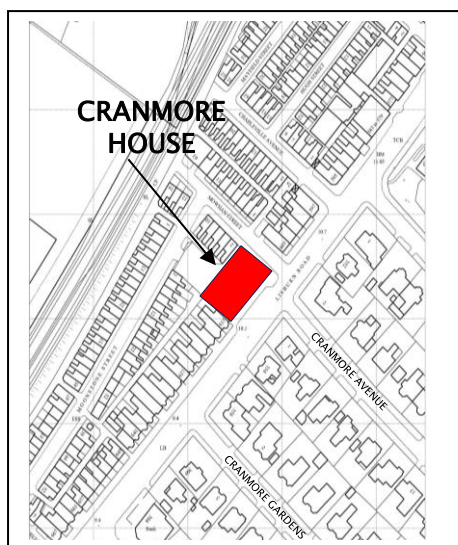
- Cranmore House occupies a prime location on the popular Lisburn Road in South Belfast.
- The development is located within one of the Lisburn Road's busiest locations where existing occupiers include James Lakeland, Honey, Eden Park, Evelin Brandt, Benetton, Space NK, Max Mara and JoJo Maman Bébé.
- Modern retail unit available with minimal ingoing expenditure.
- Car parking available to the rear of the development, subject to an annual Licence Fee.

McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are give notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatsoever in relation to this property.

TO LET

RETAIL UNITS

Unit 2 & Unit 3, Cranmore House, 607-613 Lisburn Road, Belfast



LEASE DETAILS

Term:
10 years.

Rent:
£25,000 per annum,
exclusive, per unit.

Repairs & Insurance:

Tenant responsible for all internal repairs, repairs to shop front and reimbursement of a fair proportion of the building insurance premium to the Landlord which is currently estimated at £550 per annum, per unit.

Service Charge:

Levied to cover a fair proportion of the Landlord's cost of external repairs, agent's management fees and any other reasonable outgoings of the Landlord which is currently estimated at £920 per annum, per unit.

VAT

The premises are registered for Value Added Tax.

ACCOMMODATION

Ground Floor

Unit 2	approx. 87.8 m ² (945 ft ²)
Unit 3	approx. 87.8 m ² (945 ft ²)

RATES INFORMATION

We have been advised by Land & Property Services that the NAVs are as follows:-

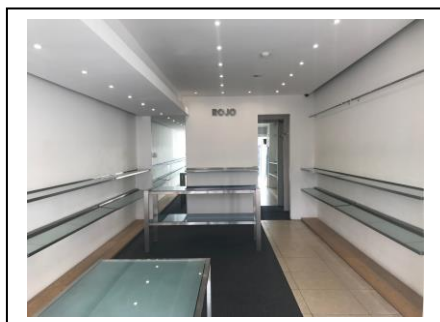
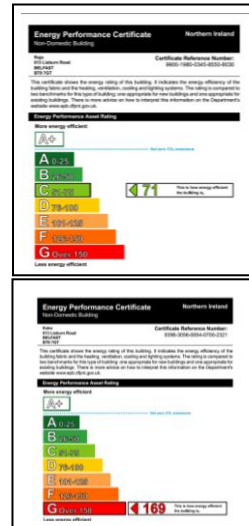
Unit 2 - £17,100
Unit 3 - £17,600

Rate in £ 2020/21 = 0.538166

Rates payable 2020/21 =

Unit 2 = £9,203
Unit 3 = £9,472

EPC



Unit 2



Unit 3