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& SANDWICH BAR

THE LESLEY  
BUILDING

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THAI massage

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## To Let Retail Premises

Unit 2 The Lesley Building, 343-353 Lisburn Road,  
Belfast BT9 7EP



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**028 90 500 100**

## SUMMARY

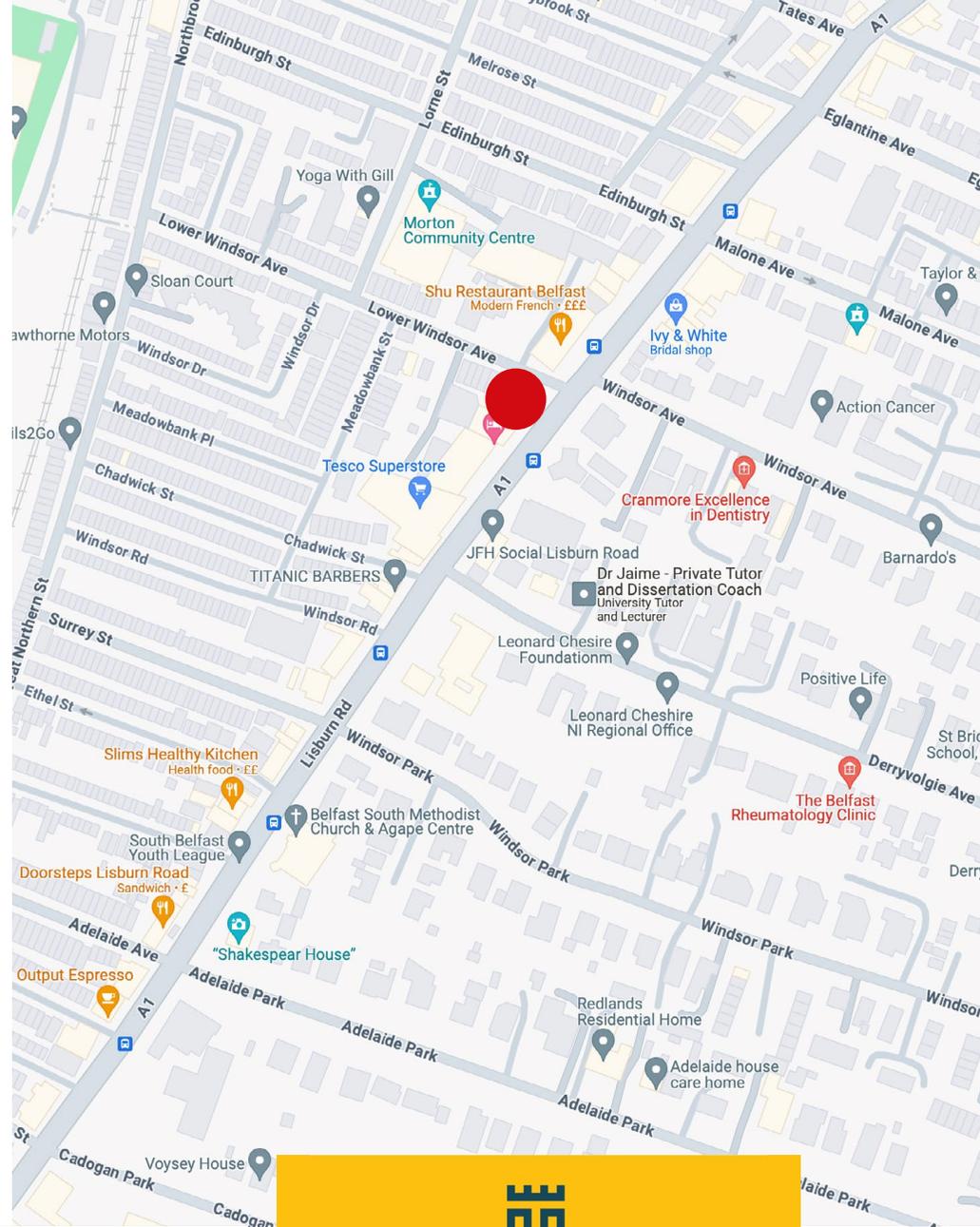
- Modern retail unit situated on the Lisburn Road, close to the junction of Lower Windsor Avenue.
- Fitted out to a reasonable standard and available for immediate occupation.

## 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.
- Occupiers include French Village, Clarkes Drycleaners, Tesco's, Savers and Shu Restaurant.

## DESCRIPTION

- The modern ground floor retail unit is finished to a reasonable standard to include partly tiled and wooden floors, suspended ceilings and sub-divided into a number of individual rooms.
- The premises are approximately 990 sq ft.



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## ACCOMMODATION

Description	Sq M	Sq Ft
All Ground Floor	92	990

## LEASE DETAILS

Term:	10 years.
Rent:	£18,500 per annum exclusive.
Rent Review:	Upwards only at the expiry of the fifth year.
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: £15,300

Rate in £ 2023/24 = 0.572221

Therefore Rates Payable 2023/24 = £8,754.98

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

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.



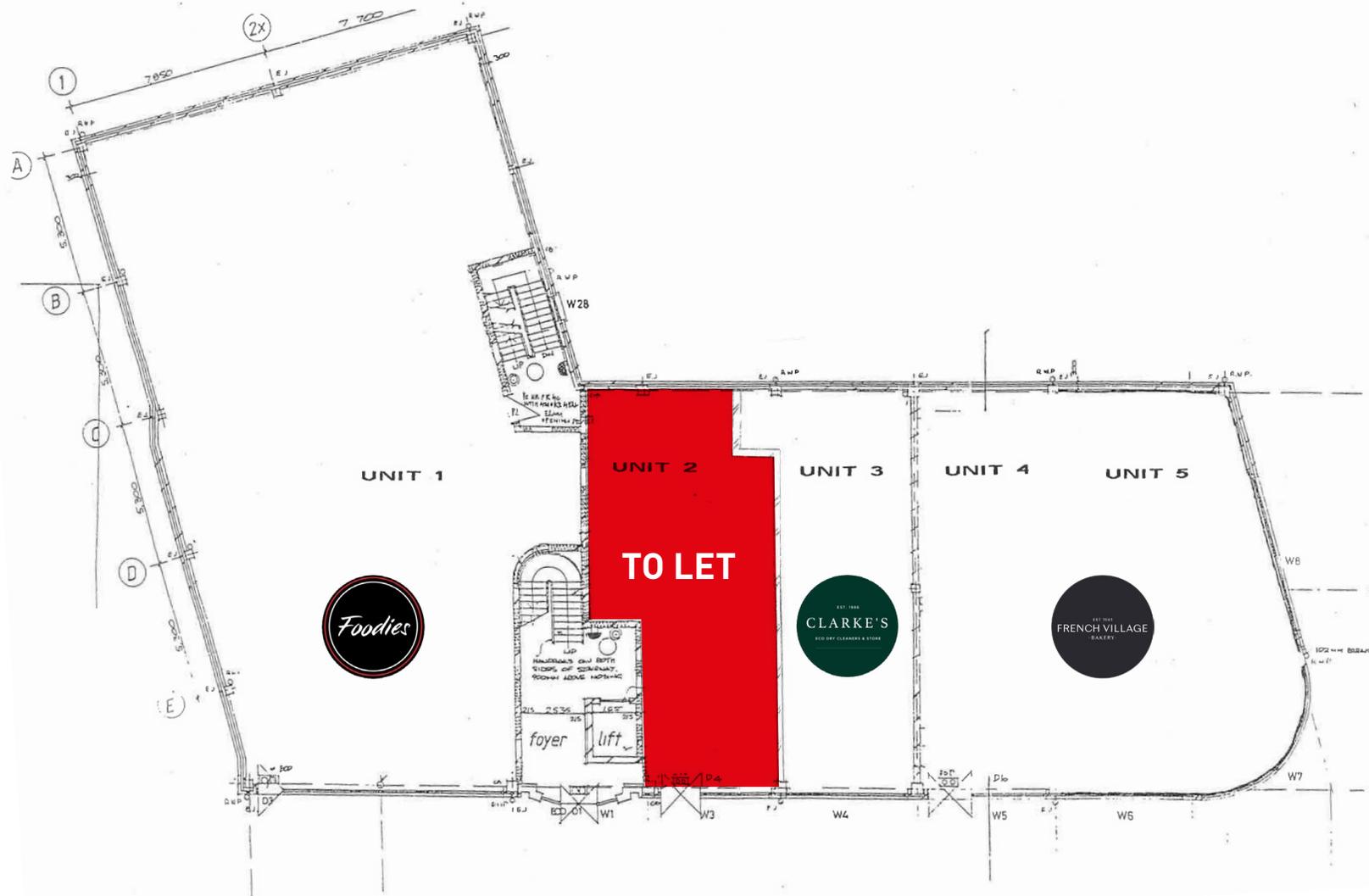
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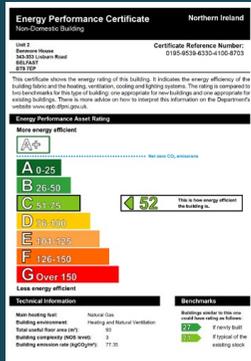
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## EPC



## CONTACT

For further information or to arrange a viewing contact:

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**McKibbin Commercial Property Consultants**

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Layout Plan - Not to Scale



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