

**TENANT
NOT AFFECTED**

Supporting your local
Marie Curie Hospice, Belfast

Marie Curie
Care and support through terminal illness

Abbotts meats

dermatology
COMPLEMENTARY
BEAUTY
(028) 9080 9888
dermatology

For Sale Retail Investment

Ground Floor, 213 Lisburn Road, Belfast BT9 7EJ



McKIBBIN
COMMERCIAL

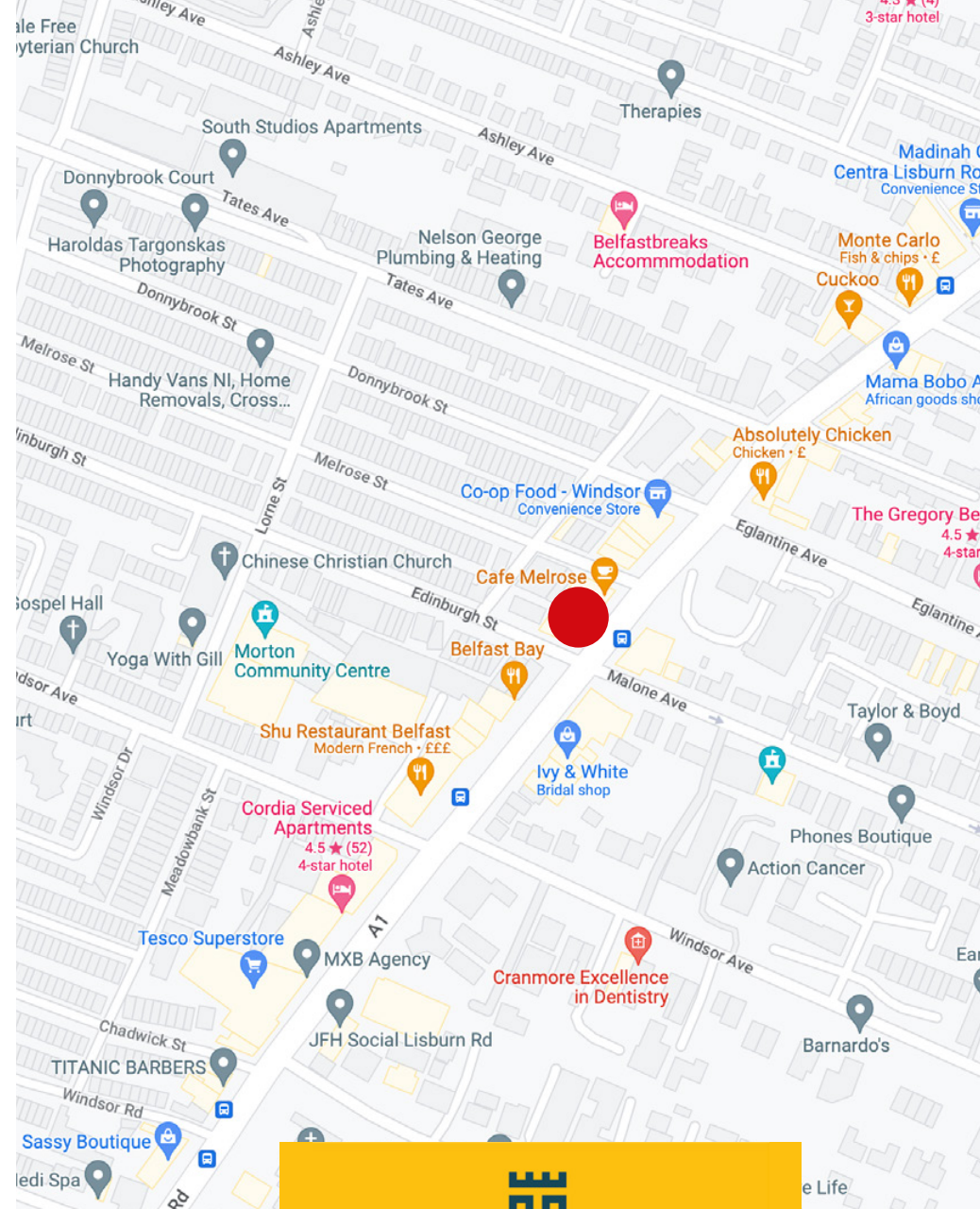
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SUMMARY

- This property occupies a superb retailing location on a busy part of the Lisburn Road, one of Belfast's premier suburban shopping location.
- Surrounding businesses include Café Melrose, Abbotts Meats, Rumi Hair and The Man Shack.
- The premises benefit from recent refurbishment to include a new shop front, upgraded lighting and replastered/painted walls.
- Long term established tenant in place.

LEASE DETAILS

Tenant:	Marie Curie.
Term:	10 year lease from 1st November 2020 with break option / rent review at the end of year 5.
Rent:	Average rental income over the 5 year period of £13,100. Further details available on request.
Repairs & Insurance:	Tenant responsible for all repairs to the premises and reimbursement of the insurance premium to the Landlord.



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ACCOMMODATION

Description	Sq M	Sq Ft
Sales Area	c.38.65 m	c.416 ft
Utility/Office/Storage	c.19.14 m	c.206 ft
Store 1	c.3.63 m	c.39 ft
Store 2	c.3.16 m	c.34 ft
Kitchenette	c.6.29 m	c.68 ft
WC		
Total	c.70.9 m	c.763 ft

SALES DETAILS

Title Assumed Freehold or Long Leasehold, subject to a nominal ground rent.

Price Offers around £180,000.

RATES

NAV: £12,600

Rate in £ 2024/25: 0.599362

Rates payable 24/25: £6,041.57

To include 20% Small Business Rates Relief.

*Interested parties to make their own enquires directly with LPS.

VAT

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

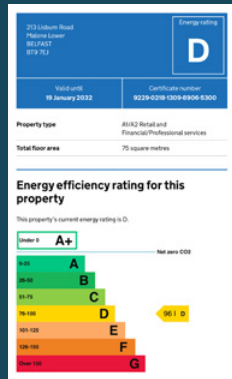


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EPC



INFORMATION

For further information please contact:

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