

**AVAILABLE WITH
VACANT POSSESSION
1ST NOVEMBER 2025**

Supporting your local
Marie Curie Hospice, Belfast



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COMMERCIAL

028 90 500 100

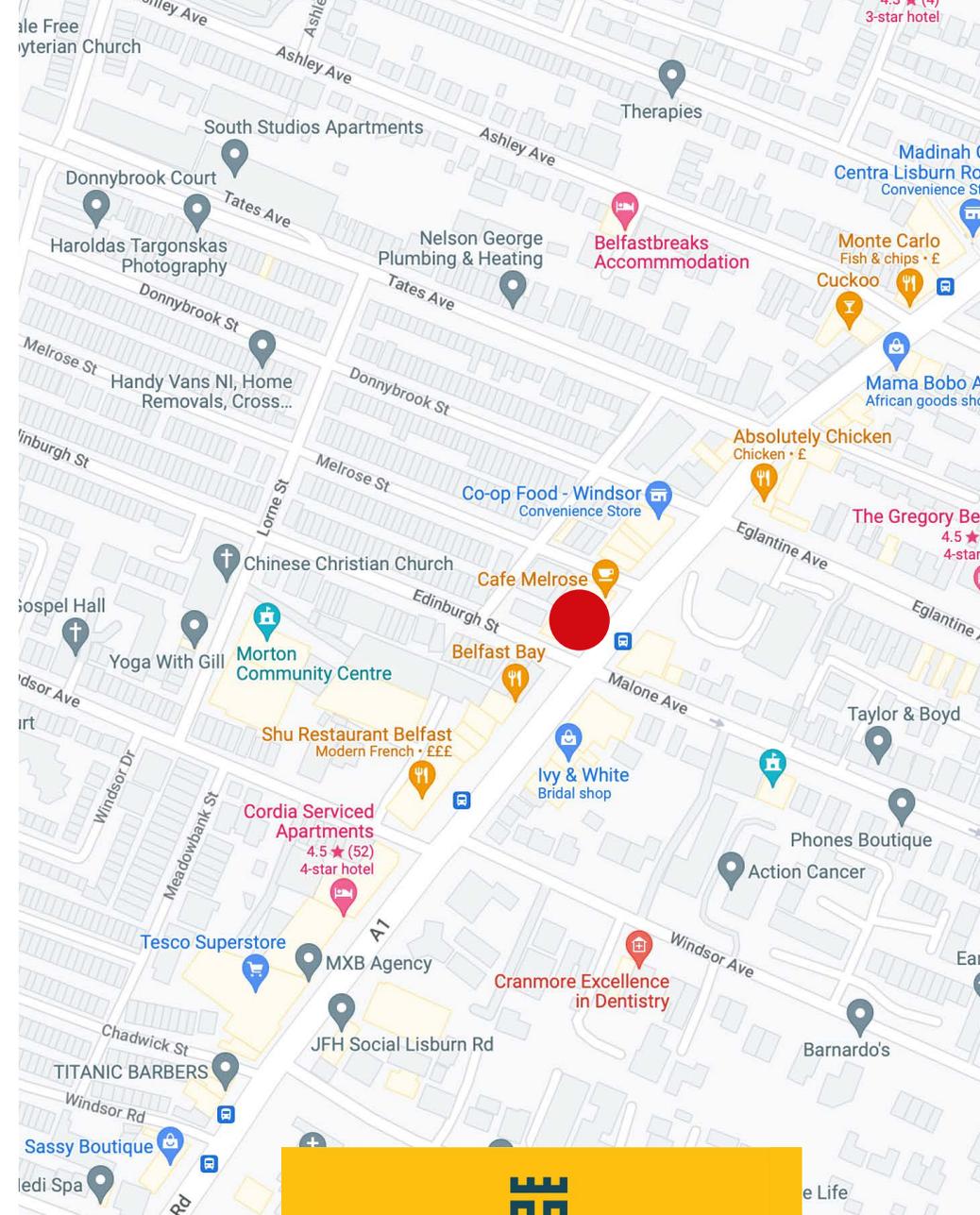
For Sale Superb Retail Unit
Ground Floor, 213 Lisburn Road, Belfast BT9 7EJ

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. *Tenant has served break notice and are to vacate by 31st October 2025



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ACCOMMODATION

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

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 £ 2025/26: 0.626592

Rates payable 25/26: £6,316.05

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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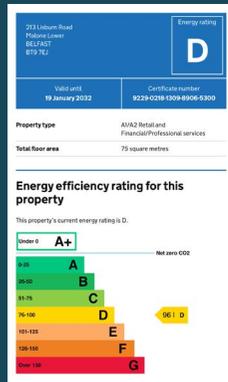
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EPC



INFORMATION

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