

# McConnell



## JLL

Alliance  
Partner

**028 90 205 900**  
**mcconnellproperty.com**

**TO LET**



## Prominent Retail Unit c.563 sq.ft (c.52 sq m)

**133 Upper Lisburn Road, Finaghy,  
BT10 0LH**

- Well positioned property fronting a busy arterial route in South Belfast with a high level of visibility
- Retail unit with kitchen/store facilities extending to c.563 sq ft (c.52 sq m)
- Neighbouring occupiers include Action Cancer, Hays Travel, Tunney Nolan Solicitors, The Co-Op, Subway and KFC
- Lay-by carparking adjacent to parade of shops
- Suitable for a wide variety of retail and professional businesses subject to necessary planning consent
- Immediate availability

Montgomery House,  
29-31 Montgomery Street, Belfast, BT1 4NX

T: 028 90 205 900  
E: [info@mcconnellproperty.com](mailto:info@mcconnellproperty.com)

## LOCATION

The subject property is located in the popular residential suburb of Finaghy, approximately 4 miles south of Belfast City Centre. The area enjoys high levels of pedestrian footfall generated by a number of established businesses trading in the locality including Iceland, The Co-op, Subway and KFC.

Neighbouring occupiers include Hays Travel, Action Cancer and Tunney Nolan Solicitors.

## DESCRIPTION

The property is situated within a busy parade of single storey shops. The accommodation is finished to include plastered & painted walls, vinyl flooring, perimeter trunking plus suspended ceilings with recessed fluorescent lighting. The unit benefits from kitchen facilities and secure roller shutter access.

Lay-by carparking available to front of unit.

## ACCOMMODATION

Floor	Sq Ft	Sq M
Sales	c. 487	c.45.28
Kitchen/Store	c. 76	c.7.07
& WC facilities		
<b>Total Net Internal Area</b>	<b>c. 563</b>	<b>c.52.35</b>



## LEASE

Rent: £12,750 per annum exclusive.

Term: By negotiation subject to periodic rent review.

## VAT

Please note all prices, rentals and outgoings are quoted exclusive of though may be subject to VAT at the prevailing rate.

## SERVICE CHARGE

A service charge will be levied to cover the repairs, maintenance and management of the common parts of the premises.

## INSURANCE

Tenant to pay a fair proportion of the building insurance premium.

## RATES

NAV to be reassessed - estimated at £10,500.

Rate in £ for 2025/26: 0.626592

(Note: prospective Tenants are advised to make their own enquiries in relation to Rates).

## EPC

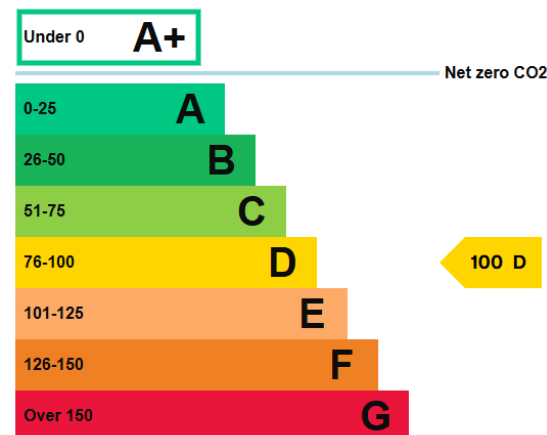
The property has an energy rating of 100 D.

Full Certificate can be made available upon request.

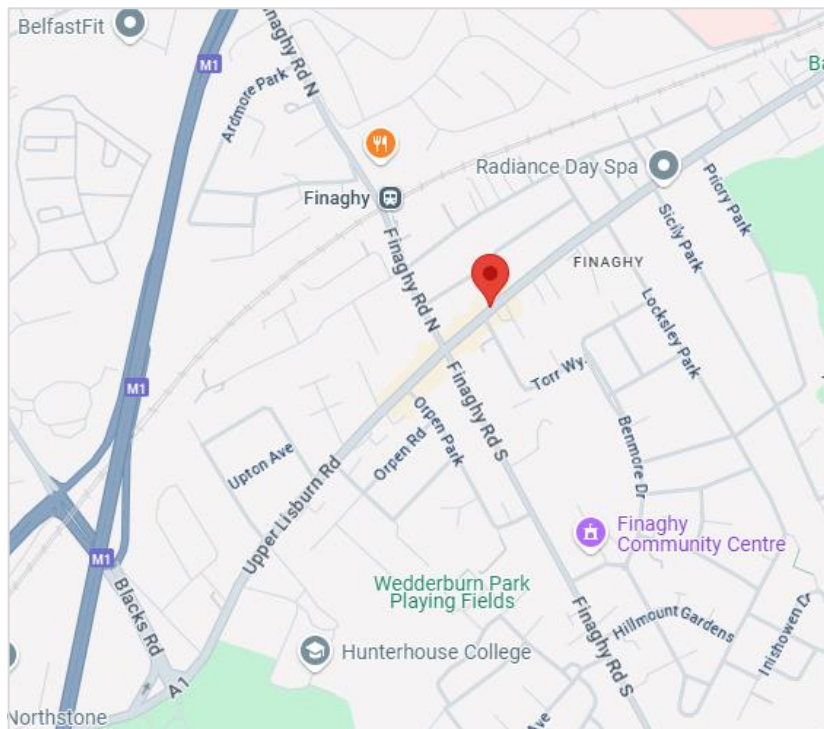
133 Upper Lisburn Road BELFAST BT10 0LH		Energy rating <b>D</b>
Valid until 17 May 2027	Certificate number 0860-0233-7609-9395-6006	

## Energy rating and score

This property's energy rating is D.



## LOCATION



As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McConnell Property. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

## VIEWING

For further information or to arrange a viewing, please contact:



**Contact:** Caroline McKillen / Aoibhin McDonnell

**Tel:** 07767 443 376 / 07442 232 006

**Email:** [caroline.mckillen@mcconnellproperty.com](mailto:caroline.mckillen@mcconnellproperty.com) / [aoibhin.mcdonnell@mcconnellproperty.com](mailto:aoibhin.mcdonnell@mcconnellproperty.com)