



McCONNELL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900
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Retail



FOR SALE

Prominent Retail Premises
c. 212.5 m² (2,288 ft²)

122 Lisburn Road
Belfast
BT9 6AH



- Excellent retail unit arranged over ground and two upper floors
- Potential to convert upper floors into 2 No. x Two bedroom apartments
- Situated on the popular Lisburn Road close to Belfast City Hospital and close to its junction with Tates Avenue



The Independent
Commercial Property
Consultants Network

MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

T: 028 90 205 900
E: info@mcconnellproperty.com



LOCATION

The subject property occupies a prominent location on the Lisburn Road c. 1 mile from Belfast City Centre and close to its junction with Tates Avenue. The Lisburn Road is one of Belfast's most sought after retailing locations with occupiers in the immediate vicinity including Ulster Bank, Subway, Spar and Mace Express. The property is located between Wellesley Avenue and Wellington Park.

DESCRIPTION

The building is a substantial mid-terrace property comprising ground, first and second floor retail accommodation with ancillary offices and attic roof storage. The building is fitted to include plastered and painted walls, laminate wooden floors, gas-fired central heating and an intruder alarm. Plans have been prepared to convert the upper floors into two, two bedroom apartments with access from the Lisburn Road.

ACCOMMODATION

	Sq.m	Sq.ft
Ground floor sales	84.3	907
First floor sales	52.5	565
Second floor sales	49.7	535
Second floor office	6.7	72
Roof storage	19.4	209
WC	--	--
Total	212.6	2,288

Redevelopment Option

Refer to plans overleaf for the proposed development of two independently accessed two bedroom apartments on the first and second floors.

Any such redevelopment will be subject to the obtaining the requisite planning consent.

SALE DETAILS

Offers in the region of £275,000

RATES

The Land and Property Services have advised that the Net Annual Value of the property is £16,000. The current rate in the £ is 0.543147 for 2021/22.

Rates payable 2021/22 (approx) £8,690.

VAT

The property is subject to VAT which will be chargeable on the rent.



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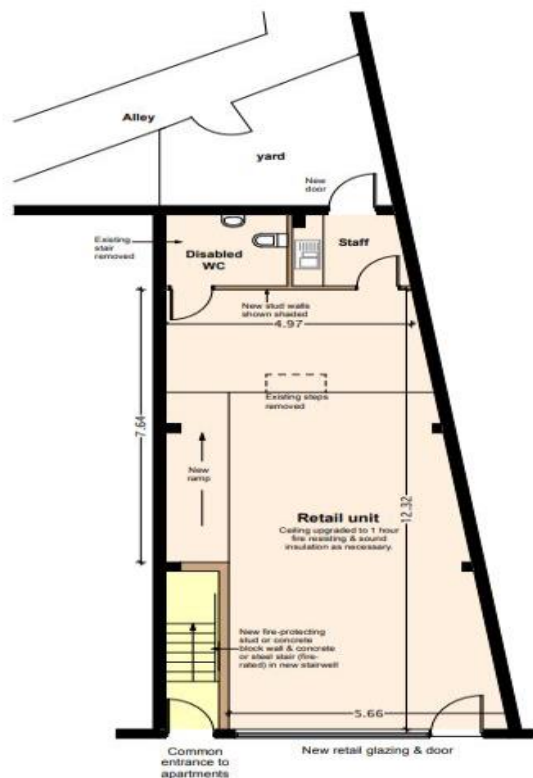
Preliminary Option 3

All subject to Planning
Permission, Building Control
Approval & all other
necessary approvals

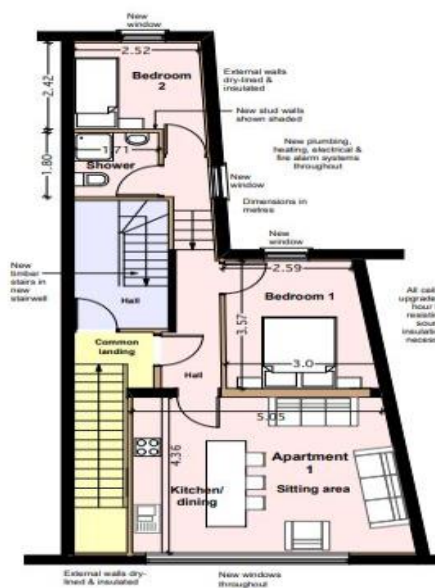
Internal floor areas:

Ground floor retail unit: 830 ft² (77m²)
Includes wc & staff

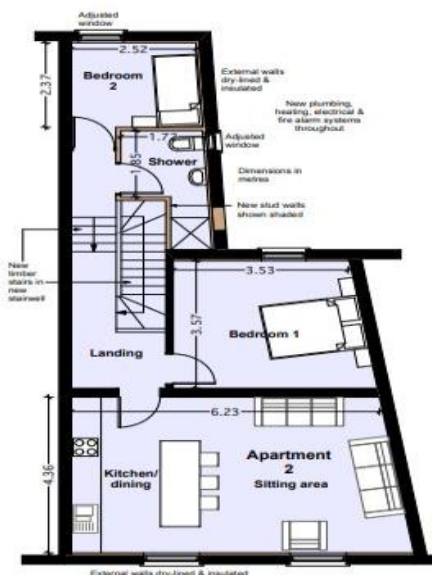
2-bed Apartment 1 on 1st floor: 540 ft² (50m²)
2-bed Apartment 2 on 2nd floor: 700 ft² (65m²)



Ground floor plan



First floor plan



Second floor plan

David Mills
Chartered architect

189 Dunluce Avenue, Belfast,
BT9 7AX
Tel: 07423 457449
email: dmillsaprs@hotmail.com

Client:

Dominic McKeating

Job Title:

122 Lisburn Road, Belfast BT9
6AH

**Change from offices
to residential**

Drawing Title:

**Proposed floor
plans**

Scale: 1/100 Date: 09.11.20 Drawn: DM

1. All work to comply with the current CDM Regulations (R1) & all other relevant Health & Safety guidelines, laws and regulations.
2. Contractors must check all dimensions on site before commencing production drawings or commencing work.

No: PH305 C 01

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VIEWING

Strictly by appointment with McConnell Chartered Surveyors

Contact: Frazer Hood or Hugo Wylie

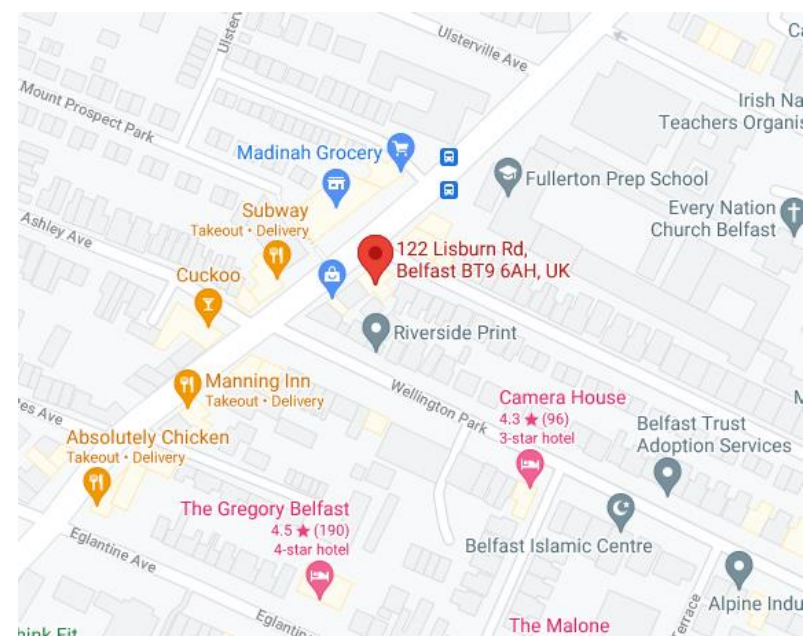
Tel: 02890 205 900

Website: www.mcconnellproperty.com

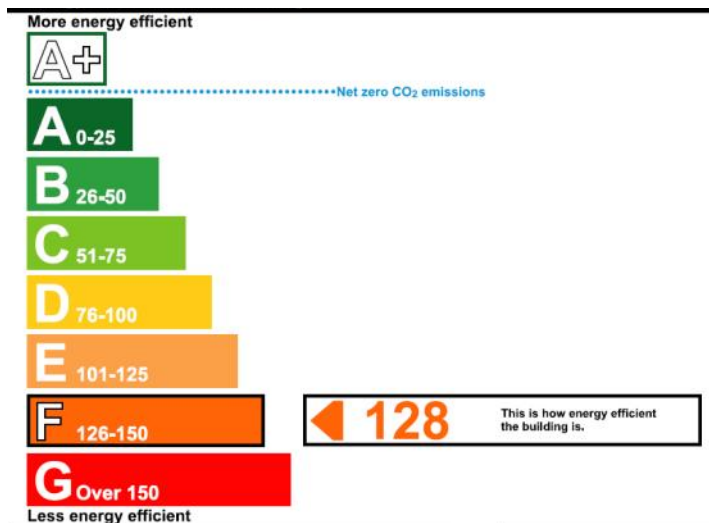
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LOCATION MAP



EPC



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