



Instinctive
Excellence
in Property.

To Let

**Prominent Ground Floor Commercial
Premises c. 502.4 sq ft (46.6 sq m)**

587 Lisburn Road
BELFAST
BT9 7GS

RETAIL/OFFICE



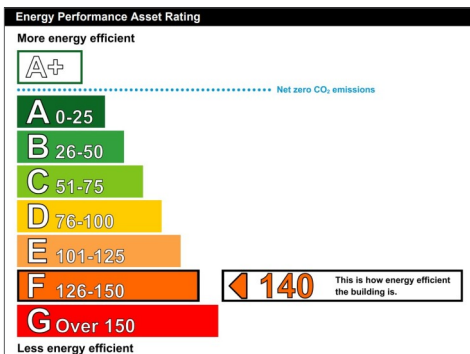
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Location

The subject property fronts on to the main Lisburn Road and is approximately a 10 minute drive from Belfast city centre. The Lisburn Road is one of Belfast's most premier shopping locations. It is situated directly opposite Drumglass Park and is surrounded by a variety of established commercial occupiers to include Café Mauds, Templeton Robinson, Camile Thai and Simon Brien.

Description

The ground floor unit is finished to a basic standard throughout to include painted and plastered walls, concrete flooring and fluorescent lighting. It would lend itself for a variety of uses subject to the necessary planning consent.

The property will benefit from high pedestrian footfall and traffic flow both during the day and in the evening.

Accommodation

Ground Floor: 502.4 sq ft (46.6 sq m)

Total: 502.4 sq ft (46.6 sq m)

Lease Details

Rent: On Application

Term: Negotiable

Rates

We have been advised by the Land and Property Services of the following for the property: -

NAV—£11,900

Rate in the £ for 2020/2021 = £0.538166

VAT

All prices, rentals and outgoings are quoted exclusive of but may be liable to VAT.

