



Instinctive  
Excellence  
in Property.

# To Let

**Ground Floor Retail Unit  
c. 1,041 sq ft (c. 96.74 sq m)**

Unit 5B Tivoli Court  
140-144 Upper Lisburn Road  
Belfast  
BT10 0BG

**RETAIL**

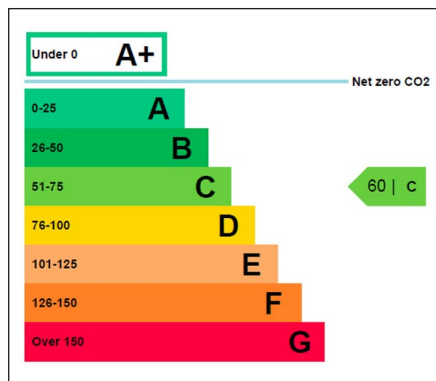


## RETAIL

## Location Map



## EPC



## Location

The subject development is located on a prominent corner site at the Finaghy crossroads, 3 miles south of Belfast city centre on the Upper Lisburn Road, which is one of Belfast's major routes.

This prime development is situated on a prominent location and is strategically located in an area surrounded by a mix of commercial and residential accommodation and benefits from a high pedestrian footfall and traffic flow during day and in the evening.

The parade also benefits from an apartment scheme on the upper floors.

## Description

The unit is fully fitted to provide tiled floors, suspended ceilings and LED lighting.

The previous tenant use was a barber shop. Neighbouring occupiers include Forever Bridal, TMC Mortgages, Cedarmount Dental, White Field Coffee and Blythwood.

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor Retail Unit	1,041	96.74

## Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value:	c. £8,050
Rate in the £ for 2021/2022:	£0.543147

## VAT

The property is VAT registered and accordingly VAT will be charged on rent and other outgoings.

## Lease Details

Term:	3 years
Rent:	£10,000 per annum
Service Charge:	£190.75 plus VAT per quarter.
Insurance:	Approximately £276.17 plus VAT per year.

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## MISREPRESENTATION ACT 1967

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