



To Let

Retail Unit (By way of Assignment / Sub Lease)
425 Lisburn Road, Belfast BT9 7EW

**Riddell
McKibbin**

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PROPERTY SUMMARY

- To Let (By way of sublet or assignment)
- Prominent premises on the ever popular Lisburn Road
- Ground Floor commercial unit extending to c.629 sq.ft
- Passing Rent £16,000 per annum exclusive

LOCATION

The Lisburn Road is located in the heart of the South Belfast an affluent residential area of Belfast. The local area is famed for its leafy suburbs, restaurants, bars and exclusive shopping boutiques some of which include The Albany, Oliver Bonas, The French Village and Fred J Malcolm's.

The Lisburn Road is also a main aerial route between the city centre and the residential areas of Malone, South Belfast and leading to Lisburn. The area is a short journey away from the city centre of Belfast and has a mixed demographic including large proportion of students living nearby and the more affluent Malone Road where 84% of the residents fall into the ABC1 social class.

DESCRIPTION

The subject property comprises an end terrace building incorporating a ground floor commercial unit with rear service area which is accessed via Ethel Street. The unit has been utilised as an estate agency office and incorporates carpet floor covering, plastered & painted ceiling with feature lighting, air conditioning, a kitchenette, rear office and staff W.C.

RATES

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

Net Annual Value: £11,100

Rate in the Pound 2019/2020: 0.614135

Estimated Rates Payable: £6,815 p.a.

The property should benefit from the Small Business Rates Relief Scheme, which would provide an occupier with a 20% reduction in rates payable.

However; we recommend that you verify this with Land & Property Services.

EPC

D78. copy of the EPC is available upon request.

ACCOMMODATION (All areas are approximate)

The Net Internal Area (NIA) of the subject premises is:

Retail Unit	42.87 sqm	461 sq ft
Office	2.51 sq m	135 sq ft
Kitchen	3.11 sqm	33 sq ft

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

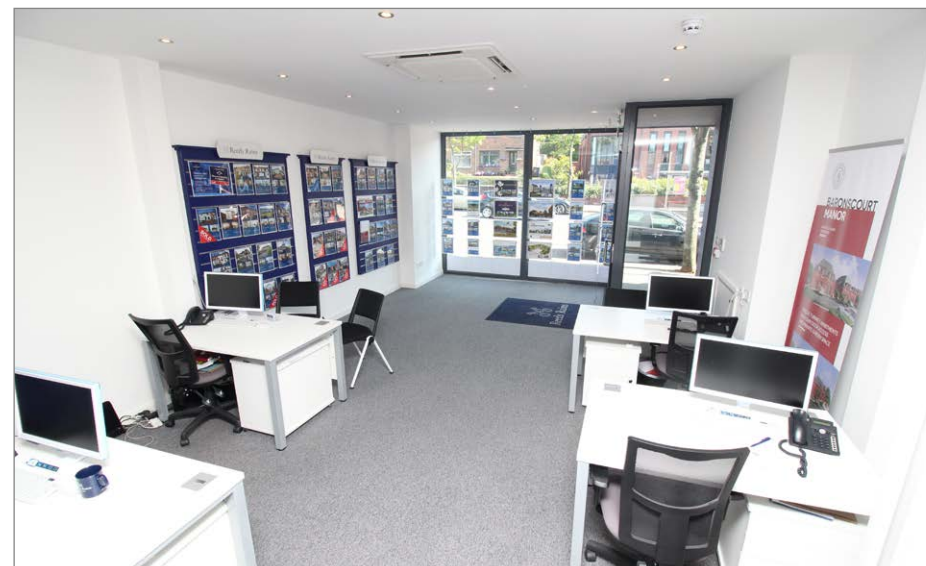
LEASE DETAILS

Rent: Passing rent of £16,000 per annum exclusive.

Term: 5 years from 10th April 2016 expiring on 9th April 2021

Repairs: Effective FRI

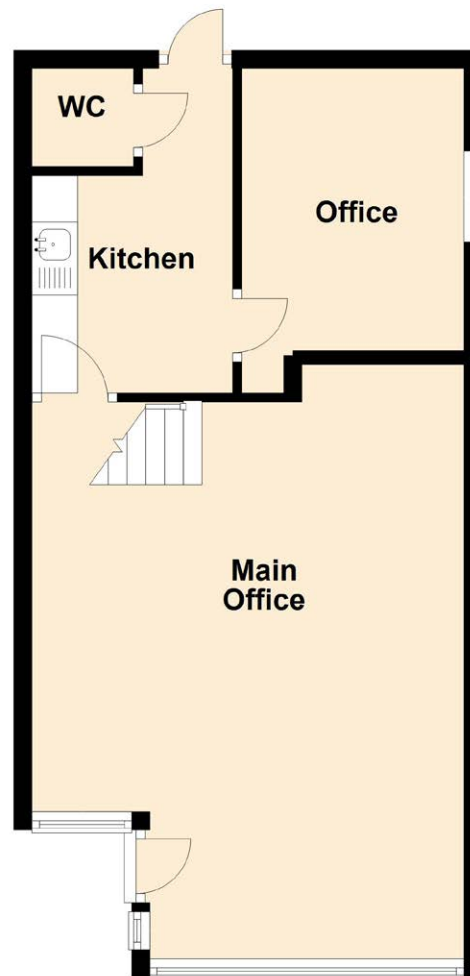
A copy of the lease is available on request.



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Ground Floor



For identification purposes only

FURTHER INFORMATION

For more information or to arrange a viewing please contact:

Riddell McKibbin

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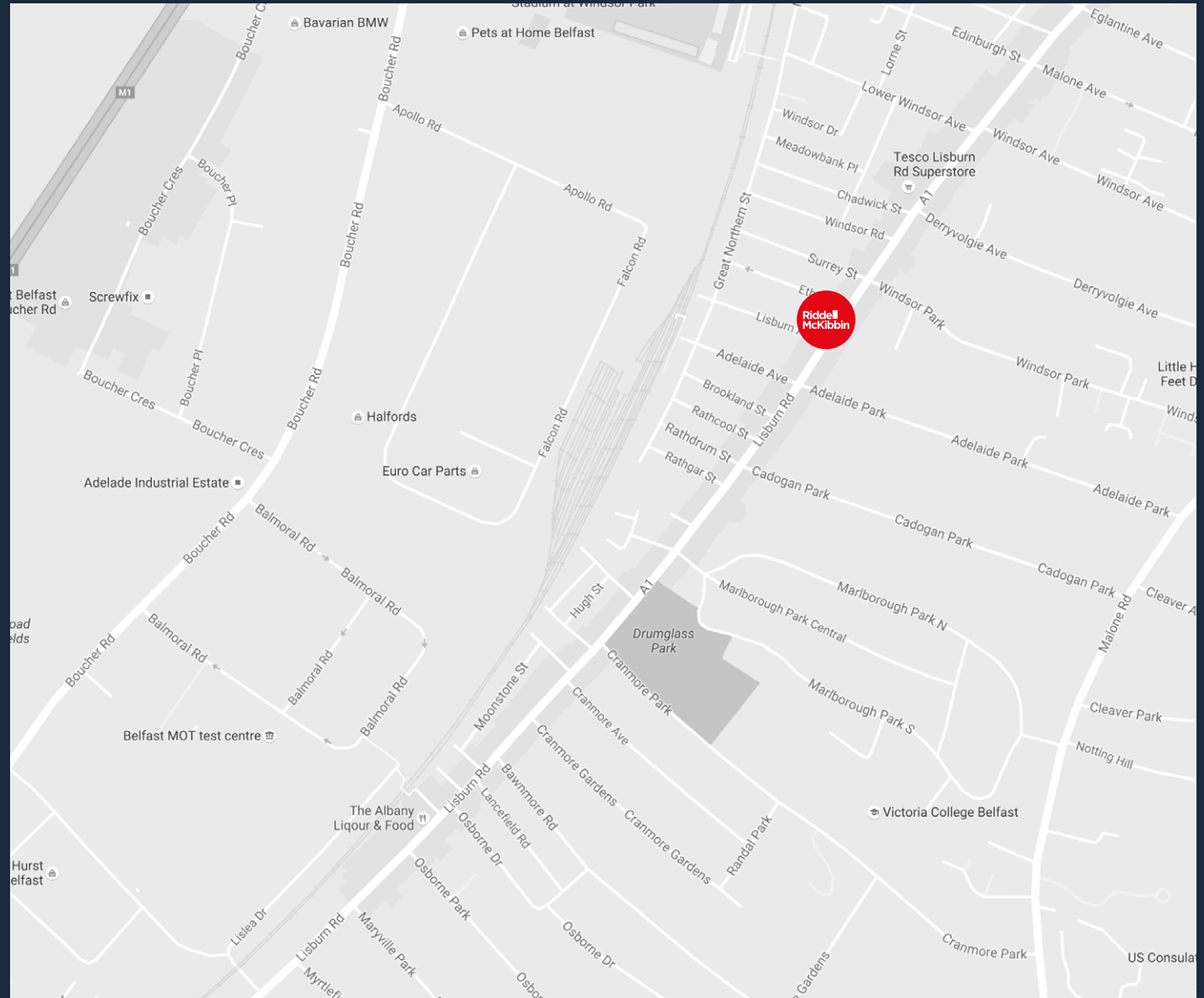
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