



To Let

(By Way of Assignment / Sub-Lease)

400 Lisburn Road, Belfast BT9 6GN

**Riddell
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PROPERTY SUMMARY

- To Let (By Way of Assignment or Sub-Lease)
- Excellent premises on the ever popular Lisburn Road
- Ground Floor commercial unit extending to c.635 Sq.ft
- 2 no. on site car parking spaces

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, Knotts Bakery, Arcadia Delicatessen and Fred J Malcolm's.

Situated within a small parade of retail units bounded by Osborne Park and Osborne Drive the unit occupies a prominent position making it visible to the high volume of passing traffic.

DESCRIPTION

The subject property comprises a ground floor mid terrace retail unit with rear service access and 2 no. off street parking spaces.

The unit has previously been utilised as a butchers shop and incorporates a combination of glazed shop front, automatic sliding entrance door, part tiled & part anti-slip floor coverings, plastered & painted walls with feature lighting. Located to the rear of the unit is a staff W.C.

ACCOMMODATION (All areas are approximate)

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

| | | |
|------------|------------|-------------|
| RetailUnit | 58.98 sq.m | 635 sq.ft |
| W.C. | - sq.m | - sq.ft |
| Frontage | 4.95 sq.m | 16.24 sq.ft |

RATES

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

| | |
|------------------------------|-------------|
| Net Annual Value: | £14,600 |
| Rate in the Pound 2019/2020: | 0.614135 |
| Estimated Rates Payable: | £8,966 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.

LEASE DETAILS

| | |
|----------------------|--|
| Rent: | POA. |
| Term: | 10 years from 11th July 2016 expiring on 10th July 2026 |
| Review: | 11th July 2021 |
| Repairs / Insurance: | Tenant responsible for internal repairs. Tenant to reimburse the landlord for the insurance apportionment} (£553 approx.). |

A copy of the lease is available on request.

EPC

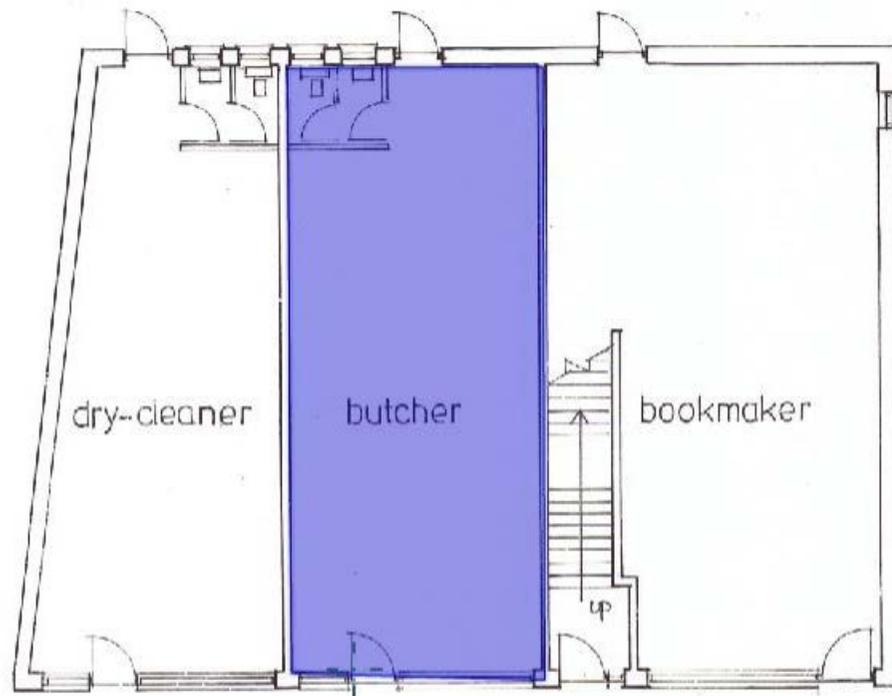
C67. A copy of the EPC is available upon request.

VAT

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

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EXISTING GROUND FLOOR PLAN

For identification purposes only



FURTHER INFORMATION

For more information or to arrange a viewing please contact:

Riddell McKibbin

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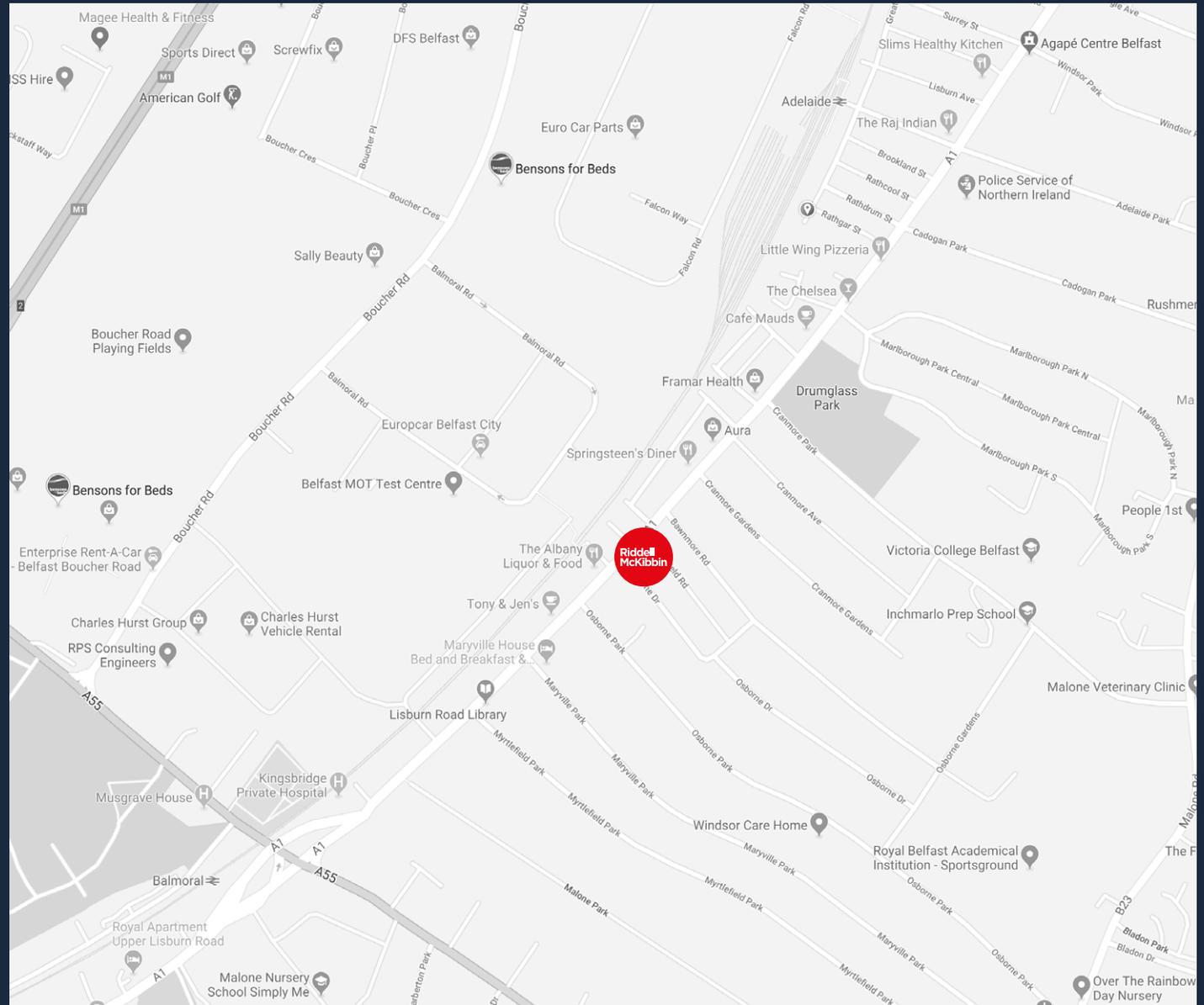
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