

To Let

Retail Unit

126bx Upper Lisburn Road, Belfast, BT10 0BE



Key Features:

- Commercial premises fronting onto the Upper Lisburn Road, Belfast
- Retail shop previously occupied as a hair salon.
- The premises extends to c. 516 Sq Ft.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

LOCATION

The subject property is located in the popular residential suburb of Finaghy, approximately 4 miles south of Belfast City Centre. The area enjoys high levels of pedestrian footfall generated by a number of established businesses trading in the locality including Iceland, The Co-op and KFC.

DESCRIPTION

The subject unit is a ground floor premises fitted to include wallpapered walls, spotlighting, tiled flooring, kitchen area and staff / customer wc's.

ACCOMODATION

We calculate the approximate gross internal area to be approximately 516 sq ft.

Ground Floor	Sq M	Sq Ft
Sales area	41.5sqm	441 Sq Ft
Kitchen	6.46sqm	70 Sq Ft
W/C		
Total	47.96sqm	516 Sq Ft

LEASE

Length of lease by negotiation

RATES

NAV: £7,900

Non-Domestic Rate in £ (25/26): 0.565328

Rates Payable: £4,950 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief.

We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

RENT

Inviting offers in the region of £13,500 per annum.

REPAIR

Tenant responsible for interior and exterior repairs to the property.

BUILDING INSURANCE

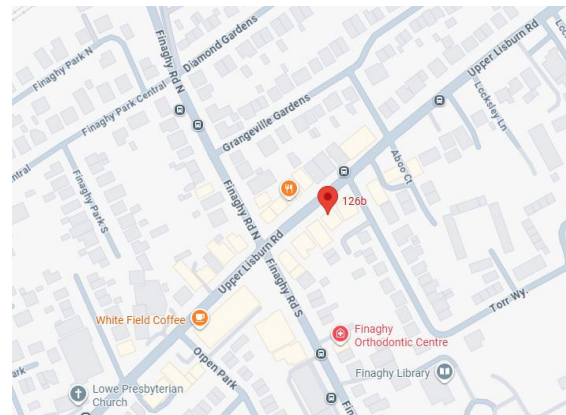
Tenant responsible for repayment of the Landlords building insurance premium.

MANAGEMENT FEE

Tenant to be responsible for the payment of agents' management fees, which are calculated at 5% plus VAT of the annual rent.

VAT

All figures quoted are exclusive of VAT, which may be payable.



For further information please contact:

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