

Lisney

TO LET (MAY SELL)

**HIGHLY PROMINENT RETAIL UNIT
COMPRISING 1,147 SQ FT**

**141 UPPER LISBURN ROAD,
FINAGHY, BELFAST, BT10 OHL**

Your Property. Our Business.

PROPERTY SUMMARY

- High profile retail unit fronting a busy arterial route to and from Belfast City Centre.
- Situated within a popular South Belfast retailing hub.
- Excellent retail opportunity suitable for a variety of uses (subject to planning).
- Recently refurbished
- Comprises 1,147 sq ft over ground and lower ground floors

LOCATION

The subject property forms part of a busy retail parade located approximately 3.6 miles from Belfast City Centre and fronting onto Upper Lisburn Road, a key arterial route to and from the City Centre.

The property is surrounded by a mix of local independent retailers, national retailers and franchisees, including Iceland, the Co-operative Food and KFC. The wider area is dominated by residential properties.





ACCOMMODATION

The retail unit comprises a total of 1,147 Sq ft over ground and lower ground levels and has recently undergone refurbishment works, including works to the external masonry and roller shutters.

Internally the ground floor retail space is fitted to include wooden skirting, plastered and painted walls, suspended metal ceiling, downlighters and fluorescent strip lighting.

The basement level provides 260 sq ft of storage space, WCs and rear access to the property. The property is suitable for a number of uses, subject to all necessary consents.

FLOOR	SQ FT	SQ M
Ground	887	82.40
Lower Gound	260	24.15
Total Net Internal Area	1,147	106.55

LEASE TERMS

RENT

£12,000 Per Annum, Exclusive

TERM

A new lease on Full Repairing and Insuring terms is available

ASKING PRICE

On Application

VAT

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

RATES

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

NAV: £15,300
Commercial rate in the £: £0.573418
Rates payable 2015/2016: £8,773

EPC

This property has an energy efficiency rating of E106, a full certificate can be made available on request.

STAMP DUTY

If applicable, will be the responsibility of the purchaser.

Viewing is strictly by prior appointment with **Lisney:**

Contact: Andrew Knox
Tel: 028 9050 1501
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