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TO LET

183 Lisburn Road, Belfast, BT9 7EJ

Retail Unit extending to c. 153 sq m (1,644 sq ft)

LOCATION

The subject property is located on the Lisburn Road, one of Belfast's main arterial routes and also one of Belfast's most affluent retail, restaurant and fashion destinations.

The subject is located on a busy section of the road near its junction with Tates Avenue. Nearby occupiers include Wineflair, Café Nero and Co-Op.

DESCRIPTION

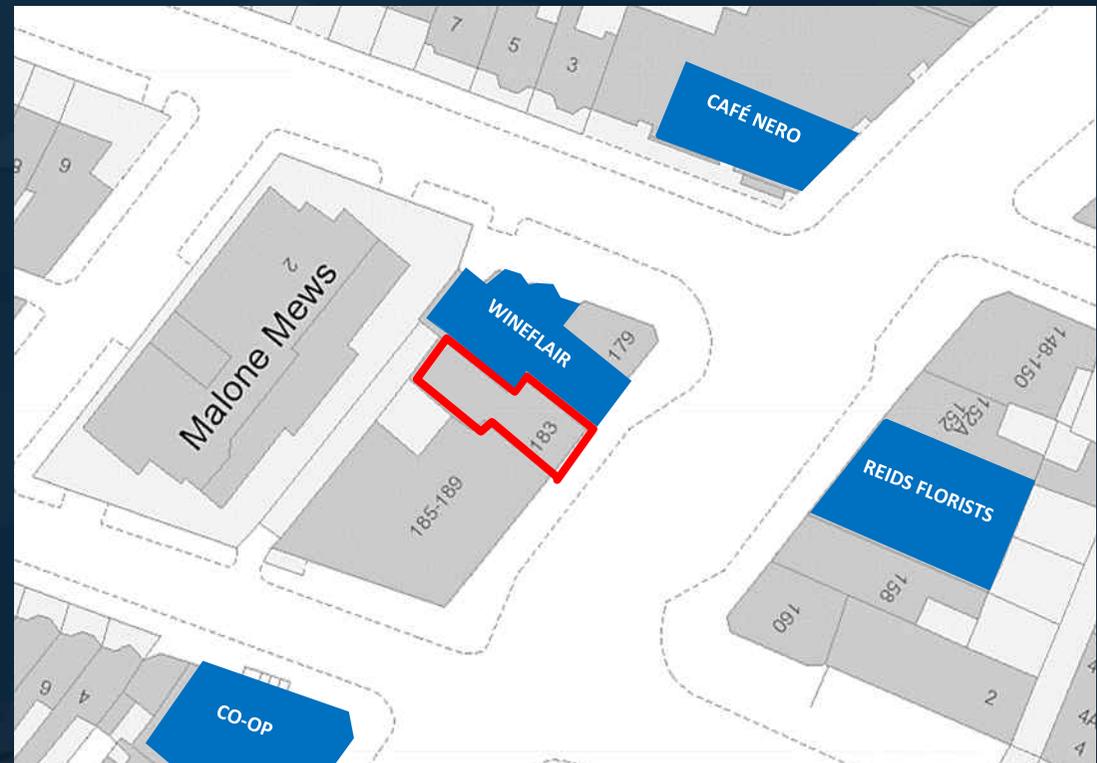
Prominent retail and office building on the Lisburn Road, one of Belfast's premier suburban retail locations.

The ground floor comprises retail accommodation with rear stores and kitchen with a range of offices and stores on the upper floors.

Fitted to include carpeted flooring, painted / plastered walls and gas fired heating.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Shop Window	10 sq m	109 sq ft
Retail Area	47 sq m	503 sq ft
Store / Kitchen	19 sq m	205 sq ft
FIRST FLOOR		
Office	8 sq m	85 sq ft
Server Room	-	-
Store	4 sq m	48 sq ft
Office	21 sq m	222 sq ft
Store	8 sq m	88 sq ft
WC	-	-
Storage	7 sq m	70 sq ft
SECOND FLOOR		
Private Office	12 sq m	133 sq ft
Private Office	10 sq m	102 sq ft
Private Office	7 sq m	79 sq ft
TOTAL ACCOMMODATION	153 sq m	1,644 sq ft



LEASE DETAILS

RENT: £32,500 per annum
TERM: Negotiable
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

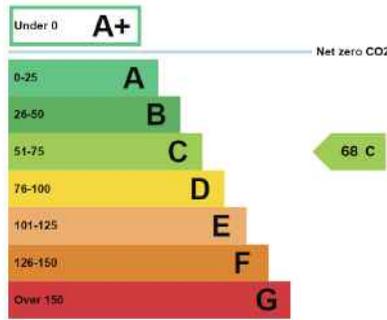
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: £15,600

Estimated rates payable in accordance with LPS
Website: £9,350.05

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukxi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: 9923

FURTHER INFORMATION

For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

