



To Let By Way Of Assignment Retail Premises

168 Lisburn Road, Belfast, BT9 6AL



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

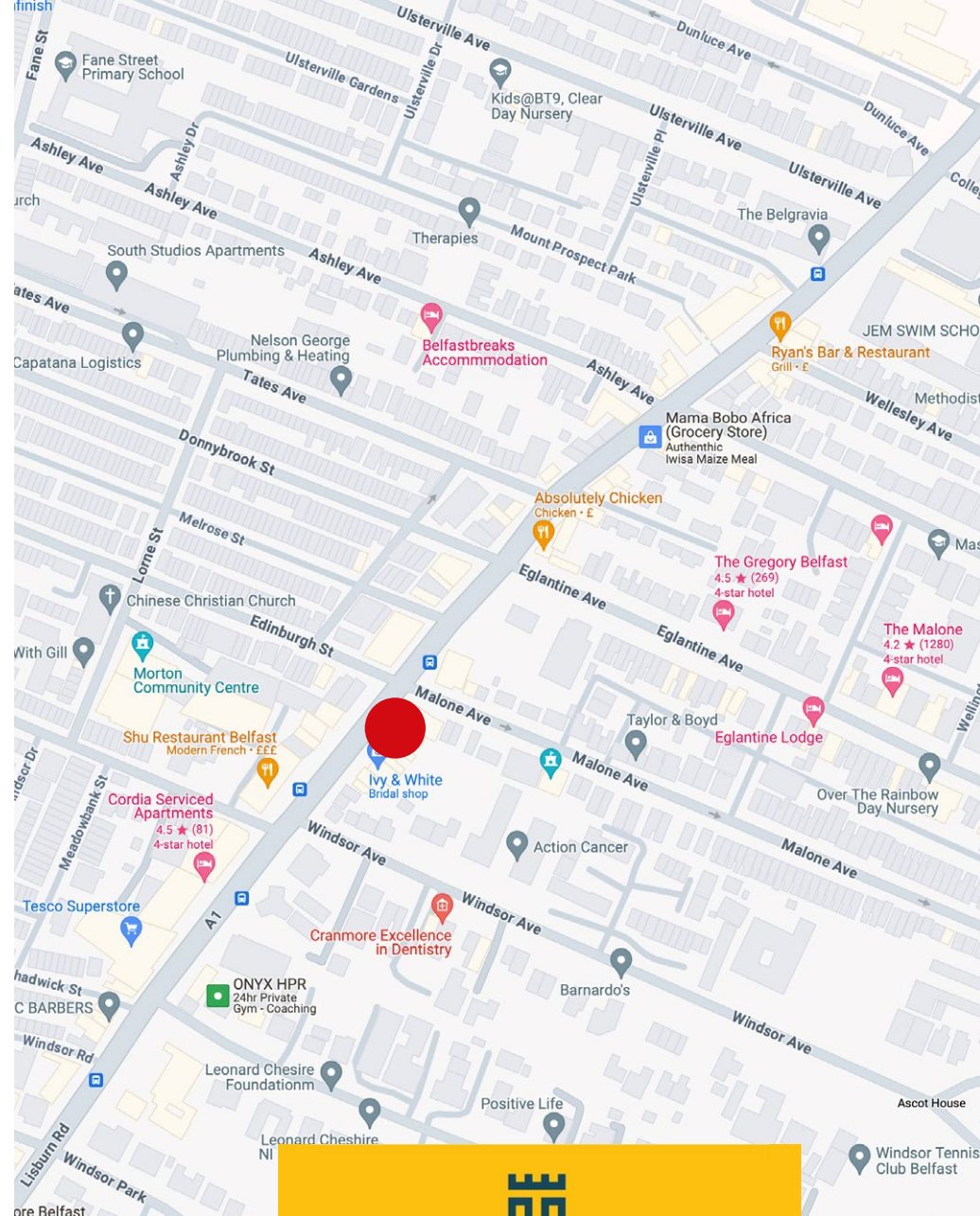
- Modern fitness studio situated on the Lisburn Road, close to the junction of Malone Avenue.
- Formerly occupied by Reformer Pilates / Lagree fitness studio.
- Fitted out to a great standard and available for immediate occupation.
- Suited for a fitness studio, Pilates, dance or martial arts.

LOCATION

- The subject property occupies a prime location on the Lisburn Road, renowned for its popular shopping boutiques, restaurants and bars.
- The Lisburn Road is one of the main arterial routes into Belfast City Centre, with a high volume of passing vehicular and pedestrian traffic.
- Nearby occupiers include French Village, CPS, , Savers, Trickster Jiu Jitsu and Shu Restaurant.

DESCRIPTION

- The modern ground floor retail unit is finished to a great standard to include partly laminate and gym tile flooring, exposed roofing with recessed lighting and air conditioning heating and cooling.
- Electric roller shutter with large glass window frontage and double entrance doors.
- Currently divided into an open plan retail space to the front with storage room and subdivided at the rear to include 2 WC's, 2 Shower Rooms, 2 Stores & Kitchenette.
- The premises are approximately 1,099 sq ft
- May be suitable for a number of uses, subject to attaining the necessary planning permission.
- Unit has been fitted out with new mirrors and flooring.



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ACCOMMODATION

Description	Sq M	Sq Ft
Retail (to include store)	71.95	774
Rear (to include 2 WC's, 2 Shower Rooms, 2 Stores & Kitchenette)	30.16	325
Total	102.11	1,099

LEASE DETAILS

Term:	5 Years from 1st of August 2025.
Rent:	£22,500 per annum exclusive.
Rent Review:	Upwards only at the expiry of the fifth year.
Break Clause:	Tenant Break clause at the expiry of year 3 subject to 6 months notice.
Repairs & Insurance:	Tenant responsible for internal repairs and reimbursement of a fair proportion of the building insurance premium to the Landlord.
Service Charge:	Levied to cover a fair proportion of the cost of external repairs and any other reasonable outgoings of the Landlord.

RATES

We understand that the property has been assessed for rating purposes, as follows:

NAV: £15,600

Rate in £ 2025/26 = 0.626592

Therefore Rates Payable 2025/26 = £9,398.88

Note: Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.



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EPC

Awaiting EPC

CONTACT

For further information or to arrange a viewing contact:

Ben Escott

be@mckibbin.co.uk

McKibbin Commercial Property Consultants

Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

02890 500 100

property@mckibbin.co.uk

www.mckibbin.co.uk

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