



To Let Superb Premises

Unit 3 Lesley Marlborough House, 348 Lisburn Road, Belfast BT9 6GH

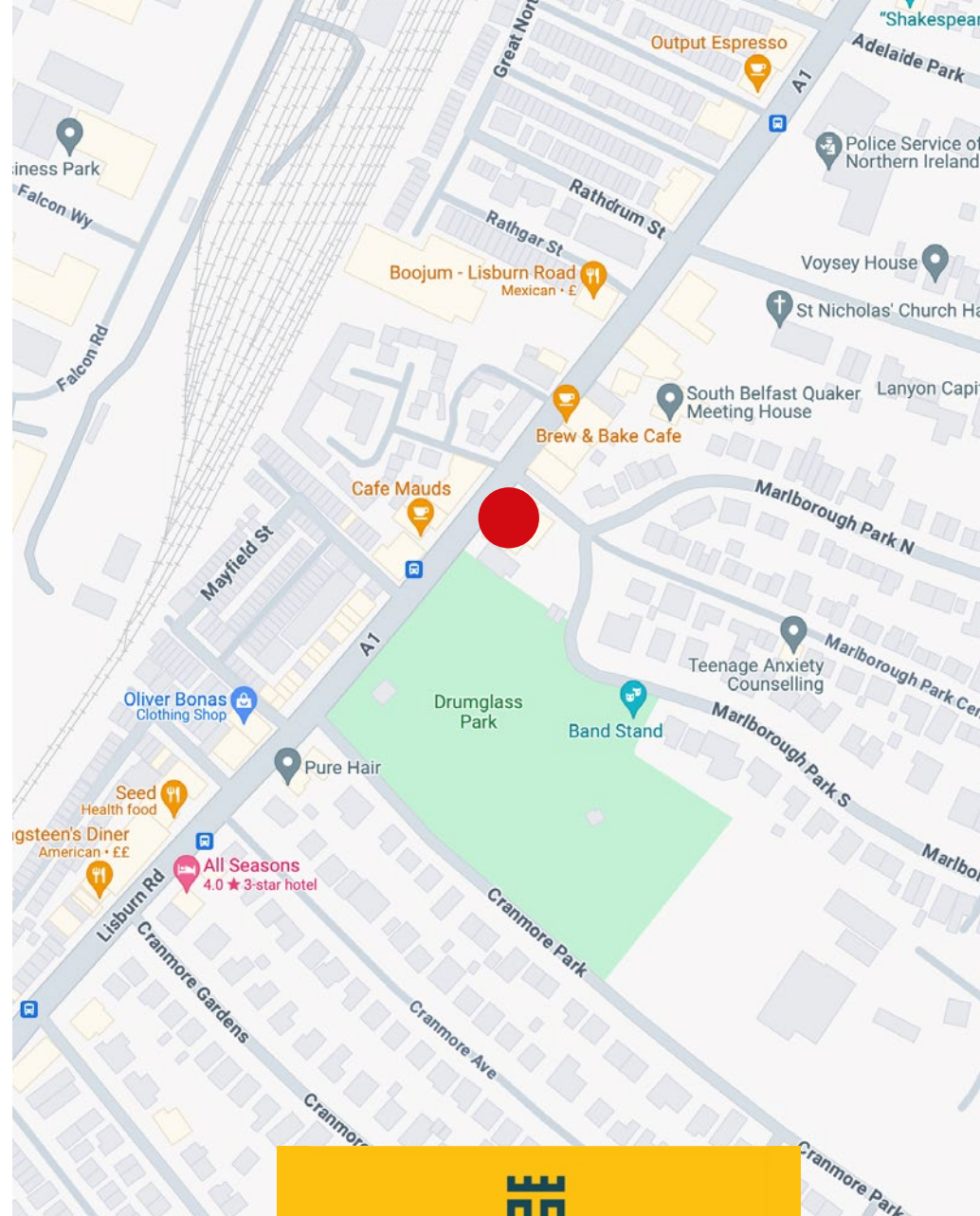

McKIBBIN
COMMERCIAL
028 90 500 100

LOCATION

- Prime Location on a prominent site at the junction of Marlborough Park with Lisburn Road, arguably one of South Belfast's busiest and most fashionable roads.
- Lisburn Road boasts a plethora of upmarket fashion shops, art galleries, charming coffee shops and popular restaurants.
- Other Nearby occupiers include winemark, café nero, evelyn brandt, Bedeck, The Chelsea wine bar and Bistro, pizza express, Holland and Barrett, Eden Park and Malcoms Jewellers.

DESCRIPTION

- The property is finished to a very high standard providing Ground Floor Accommodation and associated services to include WC facilities, store and office.
- Excellent frontage with strong visibility and signage opportunities.
- Prominent location within Lesley Marlborough House, benefiting from high footfall.
- Good natural light throughout the main trading area.



To Let Superb Premises

Unit 3 Lesley Marlborough House, 348 Lisburn Road, Belfast BT9 6GH


McKIBBIN
COMMERCIAL
028 90 500 100

ACCOMMODATION

Description	Sq M	Sq Ft
Ground Floor	142.9	1,539
Total Net Internal	142.98	1,539

LEASE DETAILS

- Term: Negotiable.
- Rent: £35,000 per annum.
- Repairs & Insurance: Tenant responsible for internal repairs and reimbursement of a fair proportion of the buildings insurance premium to the Landlord.
- Service Charge: Levied to cover a fair proportion of the cost of external maintenance and repairs, together with any reasonable outgoings of the Landlord.

RATES INFORMATION

- NAV: £18,700
- Rate in £ 2024/25 = 0.6265919192
- Therefore Rates Payable 2024/25 = £ 12,160
- 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.



To Let Superb Premises

Unit 3 Lesley Marlborough House, 348 Lisburn Road, Belfast BT9 6GH



EPC

Awaiting EPC

CONTACT

For further information or to arrange a viewing contact:

Ryan McKenna

rmck@mckibbin.co.uk

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

Disclaimer - McKIBBIN COMMERCIAL PROPERTY CONSULTANTS (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) McKIBBIN COMMERCIAL PROPERTY CONSULTANTS cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) McKIBBIN COMMERCIAL PROPERTY CONSULTANTS will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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 five years from when you cease to have a contractual relationship with McKIBBIN COMMERCIAL PROPERTY CONSULTANTS. 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.



Follow us for up-to-date news and information!

