



For Sale/To Let Prominent Retail Unit
135 Upper Lisburn Road, Finaghy, BT10 0LH

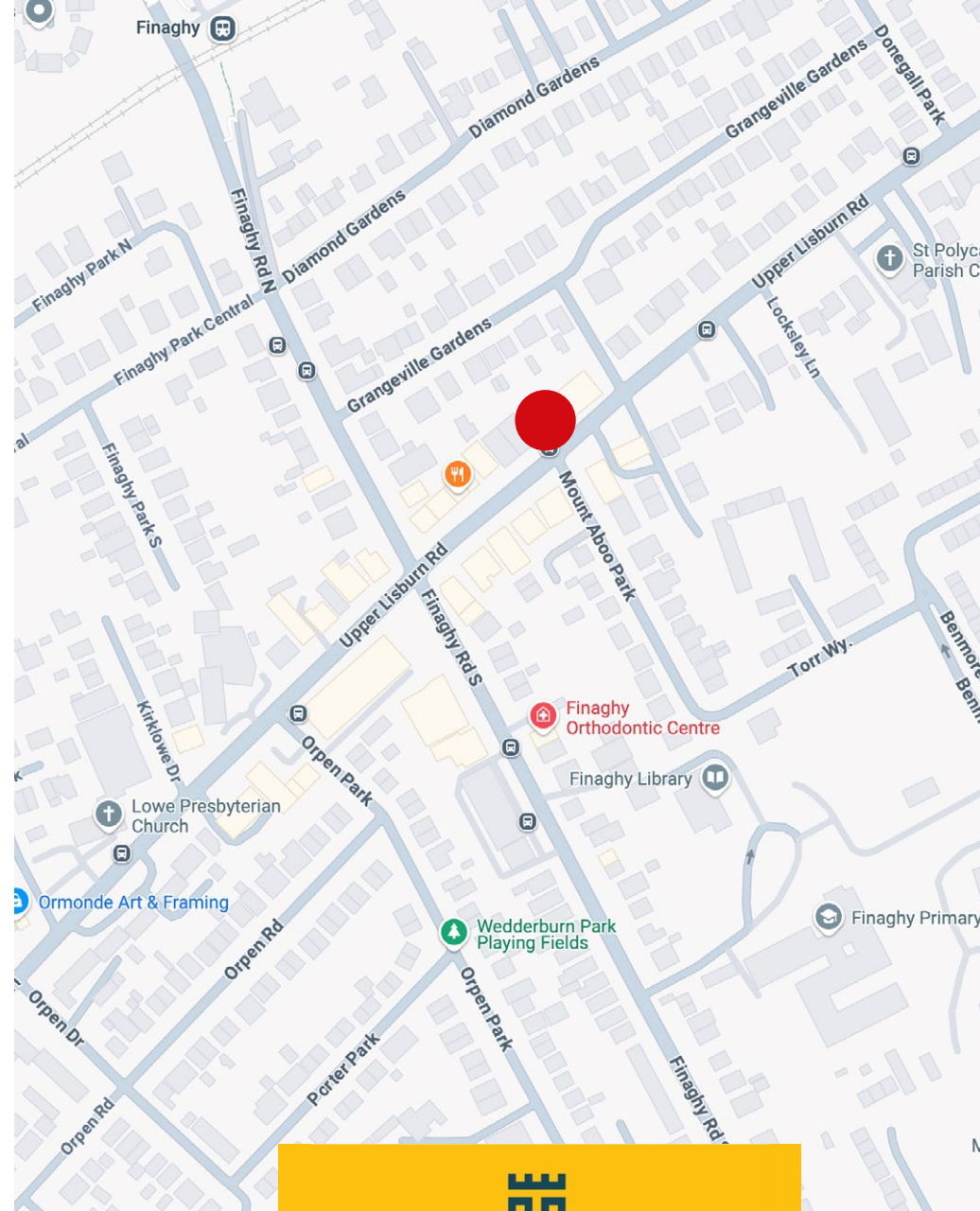

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SUMMARY

- Well positioned property fronting a busy arterial route in South Belfast with a high level of visibility
- Retail unit extending to c.570 sq ft (c.52.97 sq m)
- Neighbouring occupiers include Action Cancer, Hays Travel, Tunney Nolan Solicitors, The Co-Op, Subway and KFC

LOCATION & DESCRIPTION

- The subject property is located close to its junction with the Upper Lisburn Road in South Belfast and approximately 4 miles from the city centre.
- Locally, the area enjoys high levels of pedestrian footfall generated by a number of established businesses trading including Iceland, The Co-op, Subway and KFC.
- Formerly occupied by a Pharmacy, this unit would be suitable for a wide variety of retail and professional uses subject to necessary planning consent.
- Internally, the accommodation is finished to include plastered & painted walls, tiled flooring and suspended ceilings with LED lighting. The unit benefits from a rear WC.
- Externally, the front is secured via an electric roller shutter.
- Lay-by carparking adjacent to the parade of shops.



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ACCOMMODATION

Description	Sq M	Sq Ft
Sales	52.97	570
WC		
Total Area	52.97	570

SALE DETAILS

Title: Assumed Freehold or Long Leasehold, subject to a nominal ground rent.
Price: We are seeking offers in excess of £150,000 exclusive of VAT.

RENT DETAILS

Rent: £13,000 per annum.
Term: Negotiable.
Insurance & Insurance: Tenant responsible for internal repairs and reimbursement of a proportionate part of the buildings insurance premium.
Service Charge: Levied to cover a fair proportion of the cost of external repairs, management fees, upkeep of the common areas and other reasonable outgoings of the Landlord.

RATES

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

NAV: £9,000

Rate in £ 2025/26 = 0.626592

Therefore Rates Payable 2025/26 = £4,511.46 (to include SBRR)

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

VAT

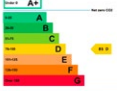
The premises are not registered for Value Added Tax.



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EPC

Energy performance certificate (EPC)	
On-going version from 01/01/2015 to 31/12/2015	Energy rating D
Valid until 31 July 2018	Certificate number 00004751-0013-0000-0107
Property type A1/A2 Retail and Financial/Professional services	
Total floor area 66 square metres	
Energy rating and score	
This property's energy rating is D.	Properties get a rating from A+ (best) to G (worst) and a score.
This letter (ie rating and score), the lower your property's carbon emissions are likely to be.	
	
How this property compares to others	
Properties similar to this one could have ratings:	
If newly built	
If typical of the existing stock	

CONTACT

For further information or to arrange a viewing contact:

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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.

