



To Let Superb Retail Premises

Unit 3 Cranmore House, 607-613 Lisburn Road, Belfast BT9 7GT



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COMMERCIAL

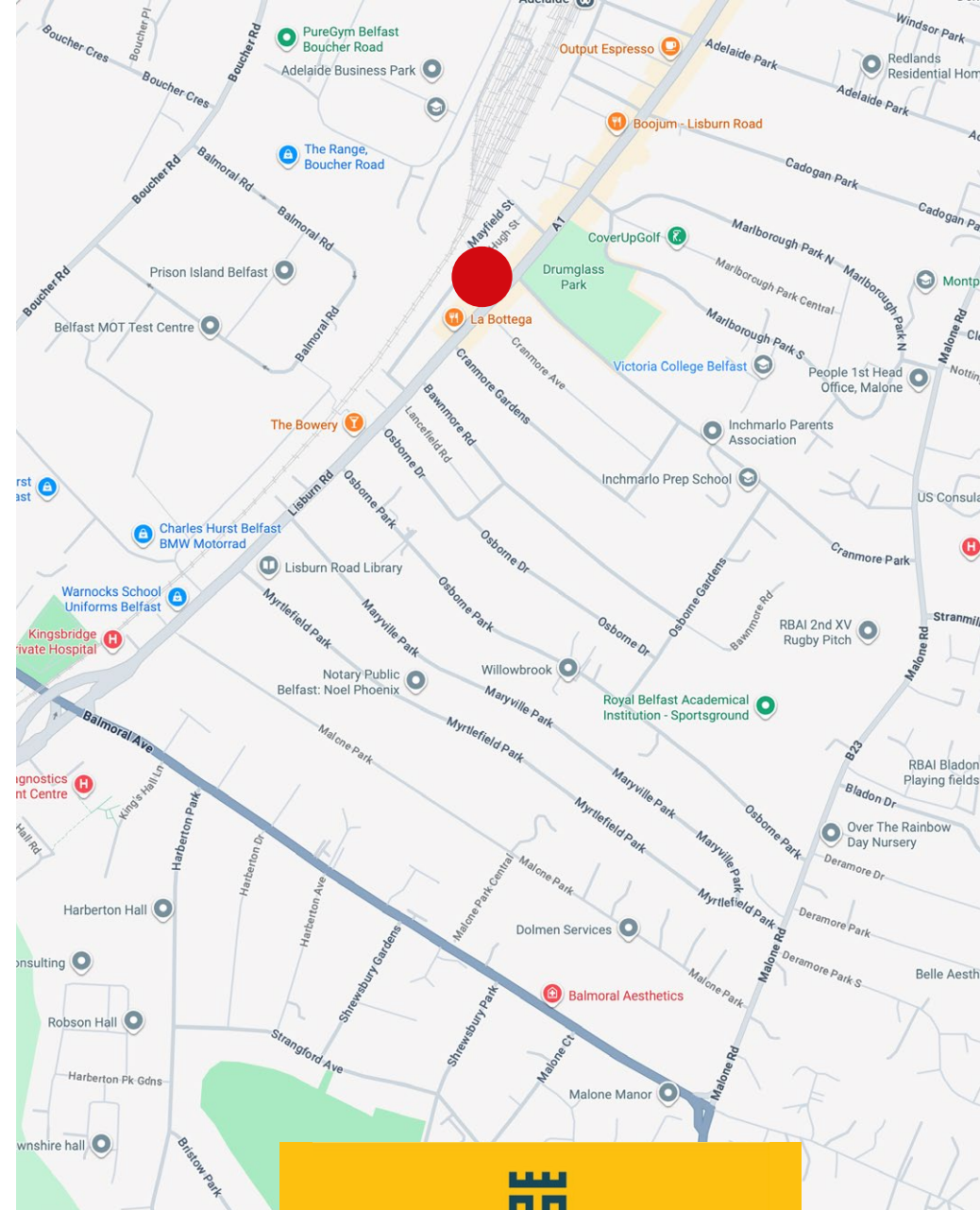
028 90 500 100

DESCRIPTION

- The property is finished to a very high standard providing Ground Floor accommodation and associated services to include WC facilities, store and office.
- Modern retail unit available with minimal ingoing expenditure.
- Car parking available to the rear of the development, subject to an annual Licence Fee.

LOCATION

- Prime Location on a prominent site on the 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, Caffè Nero, Seed, Bedeck, The Chelsea wine bar and Bistro, Pizza Express, Holland and Barrett, Eden Park and Malcoms Jewellers.



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ACCOMMODATION

Description	Sq M	Sq Ft
Ground Floor	87.8	945
NET INTERNAL	87.8	945

LEASE DETAILS

- Term:10 Years
- Rent:£25,000 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. This is currently at £1,250 per annum, exclusive.

RATES INFORMATION

- NAV: £17,600
- Rate in £ 2024/25 = 0.65028409
- Therefore Rates Payable 2024/25 = £ 11,445
- Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

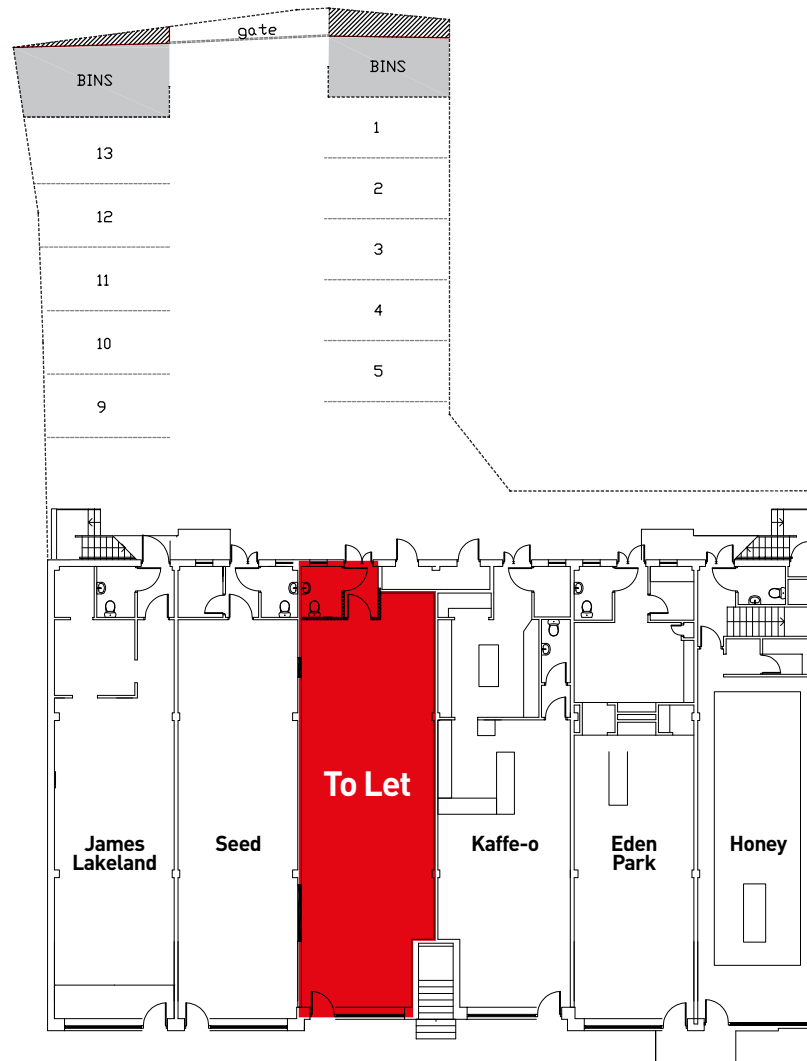
All prices, outgoings and rentals are exclusive of, but may be liable to value added tax.



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GROUND FLOOR

Not To Scale. For indicative purposes only.

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For further information or to arrange a viewing contact:

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