



## To Let Retail Premises

168 Lisburn Road, Belfast, BT9 6AL

  
**McKIBBIN**  
COMMERCIAL

**028 90 500 100**



## SUMMARY

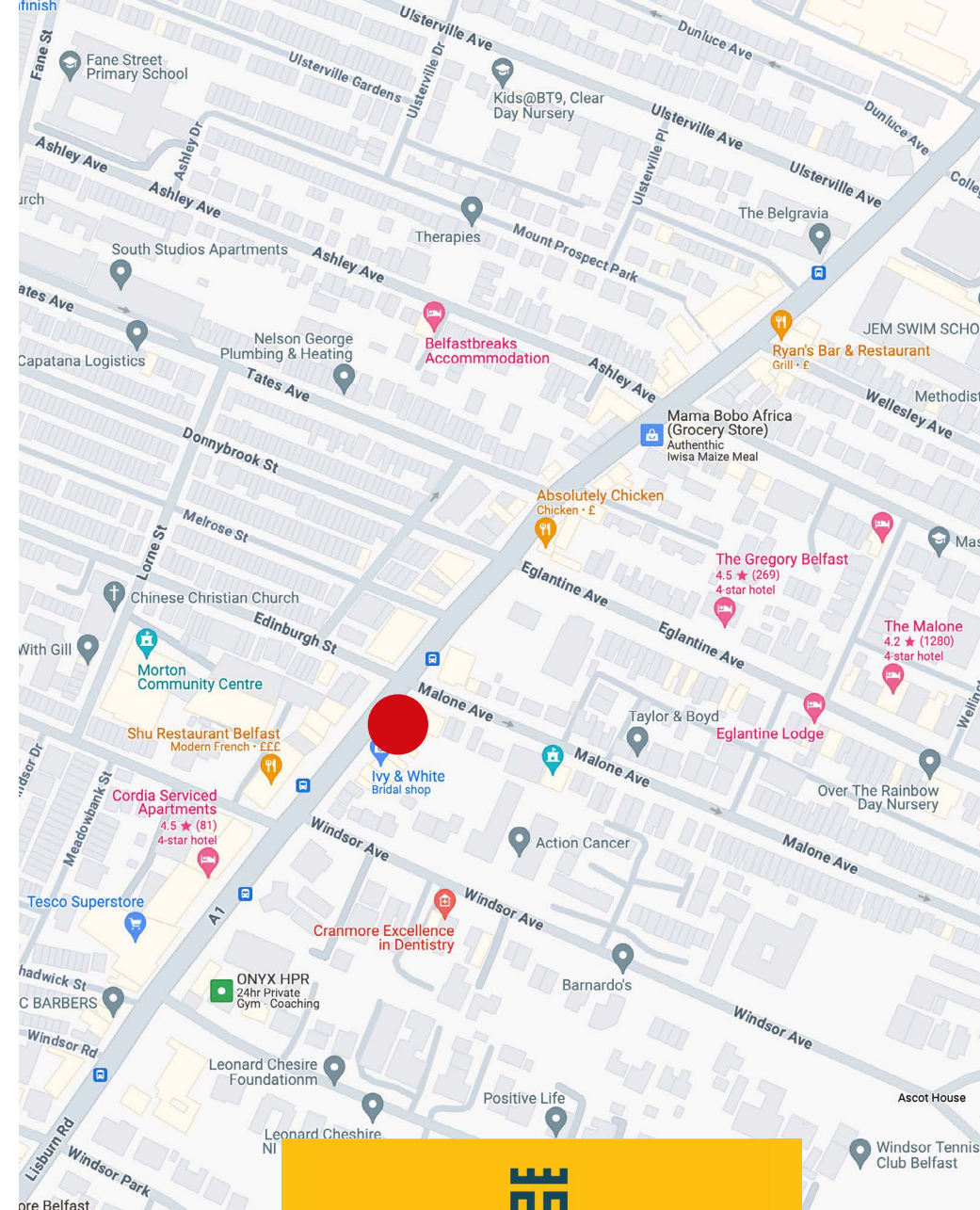
- Modern retail unit situated on the Lisburn Road, close to the junction of Malone Avenue.
- Formerly occupied by Small Group Personal Training Facility
- Fitted out to a reasonable standard and available for immediate occupation.

## 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 reasonable standard to include partly laminate and artificial glass 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.



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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
<b>Total</b>	<b>102.11</b>	<b>1,099</b>

## LEASE DETAILS

Term:	10 years.
Rent:	£22,500 per annum exclusive.
Rent Review:	Upwards only at the expiry of the fifth year.
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

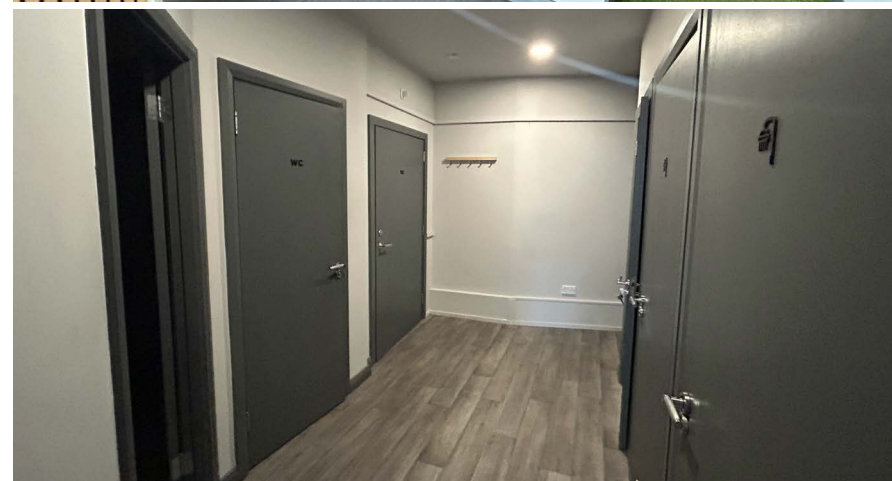
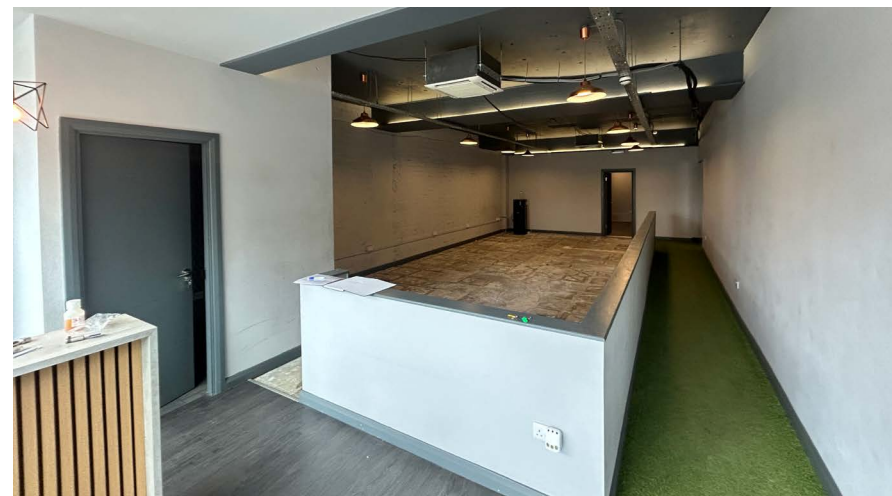
Rate in £ 2025/26 = 0.626592

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:

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