



**To Let (By Way Of Assignment)**  
**Prime Office / Retail Unit**

Unit 3, Mentmore Building, 503 Lisburn Road, Belfast, BT9 7EZ



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**



## SITUATION/DESCRIPTION

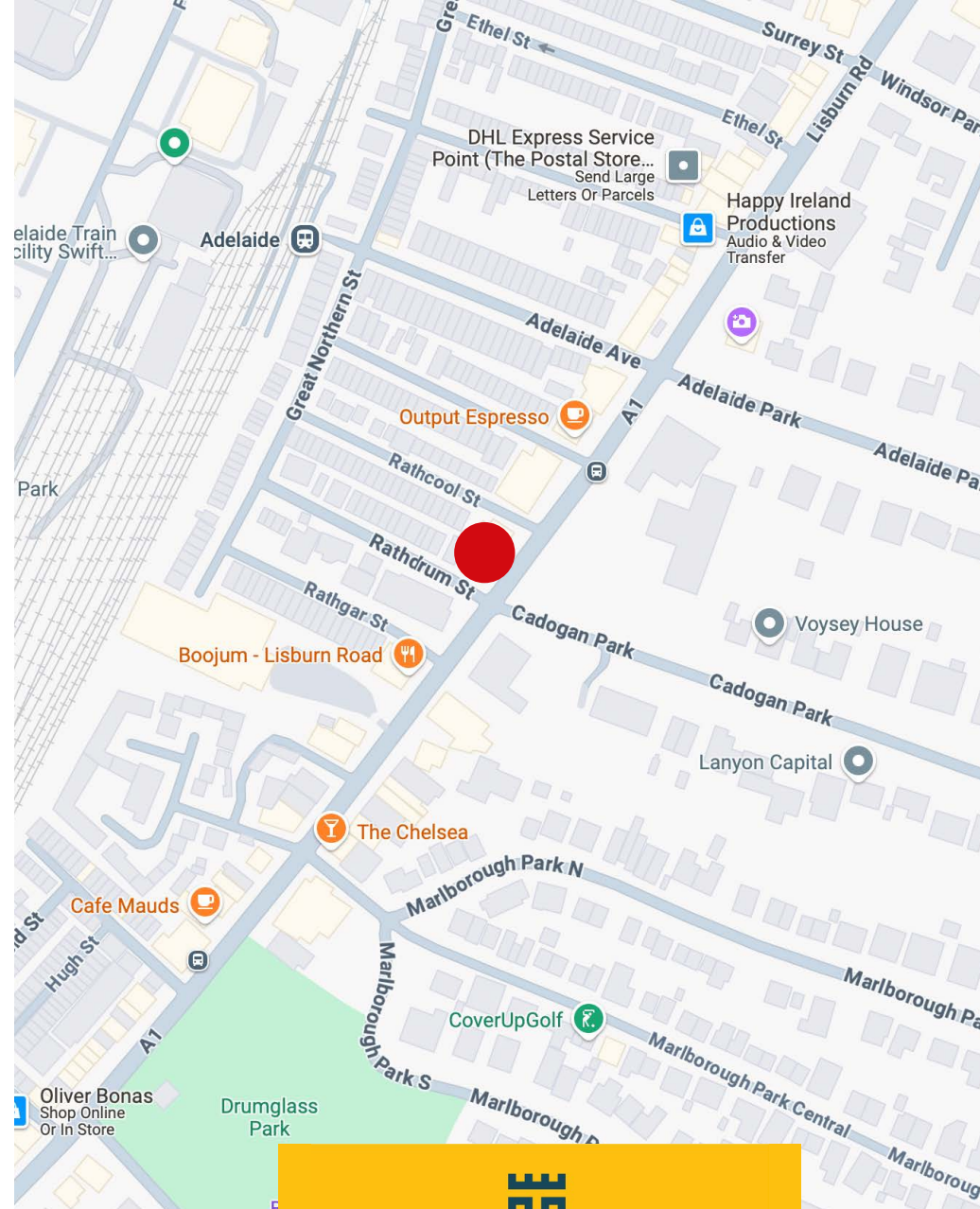
- Modern office unit situated on a prime pitch on the Lisburn Road
- Fitted out to a high standard and available for immediate occupation.
- May be suitable for other uses STPP

## 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 Oakberry Acai, Roycroft Interiors, Brew & Bake, Boojum and Marks and Spencer.

## DESCRIPTION

- The modern ground floor office unit is finished to a high standard to include a tiled reception area, carpeted offices with glass partitions, suspended ceilings with LED lighting and electric heating.
- Currently split to include a reception area, 3 private office booths, a kitchen and WC.
- Large glass window frontage.
- 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
Offices (To include Reception, 3 private booths, Kitchen and WC)	69	743
<b>TOTAL</b>	<b>69</b>	<b>743</b>

## LEASE DETAILS

Term:	Lease expires 13/11/2027 (landlord open to discussing longer term agreement)
Rent:	£15,000 per annum + VAT, exclusive
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: £14,000

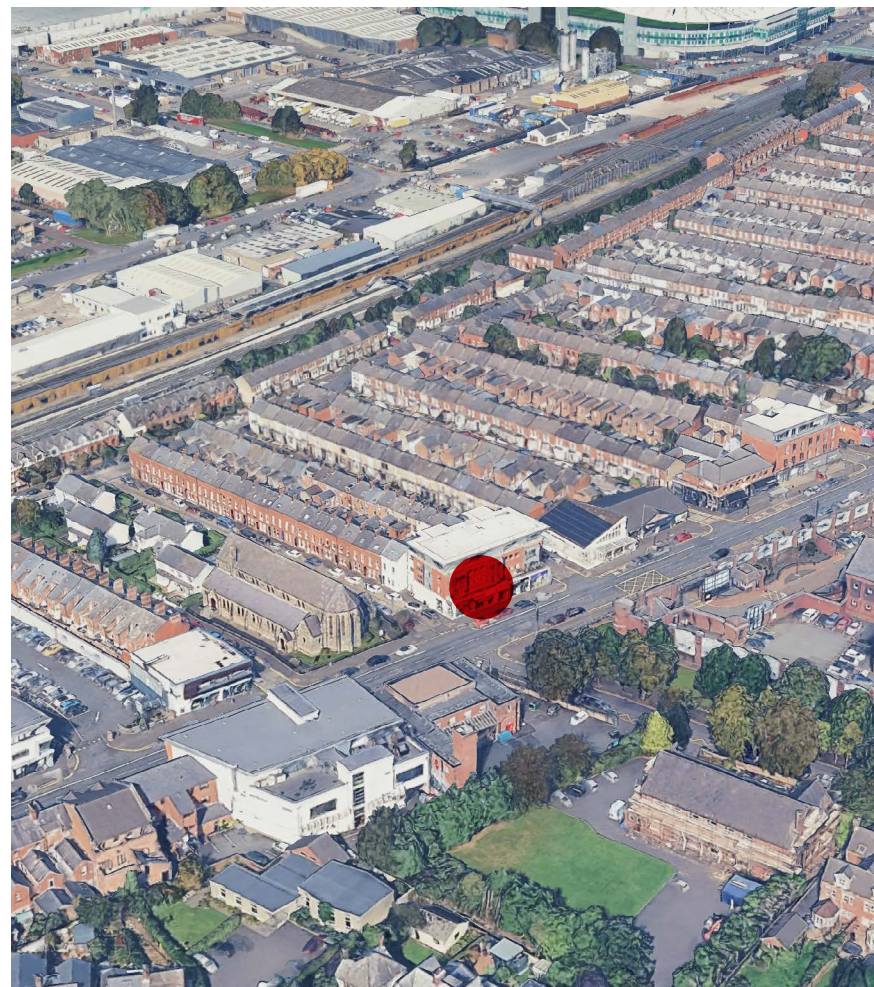
Rate in £ 2025/26 = 0.626592

Therefore Rates Payable 2025/26 = £7,017.83 (to include 20% SBRR)

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

## VAT

The building is opted for VAT and so all prices, outgoings and rentals are liable to Value Added Tax.



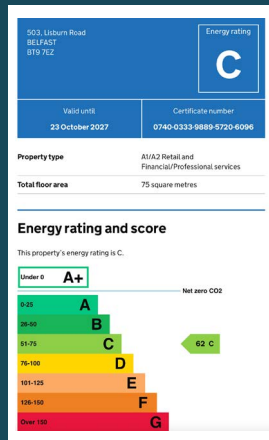
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## EPC



## 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



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