



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

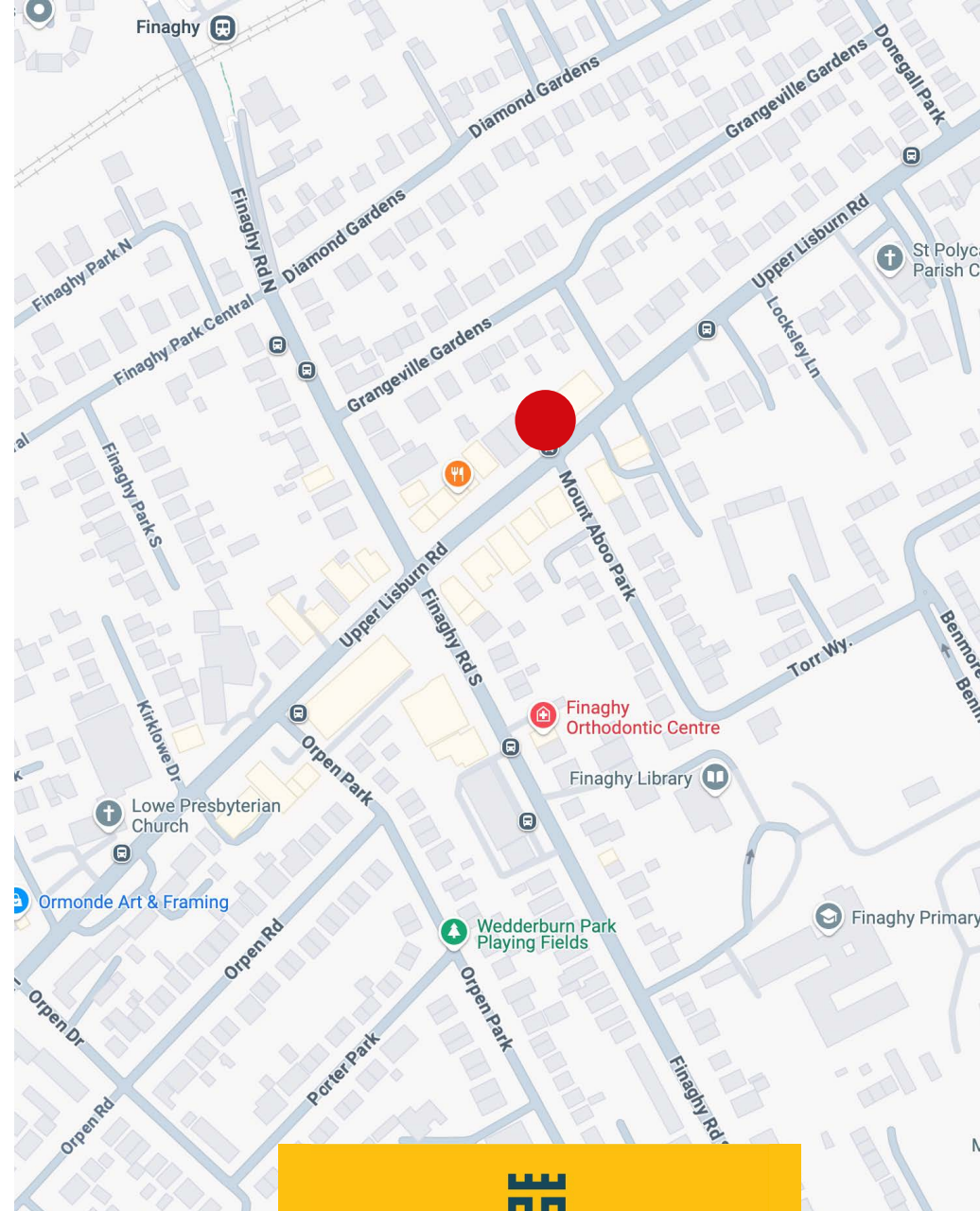
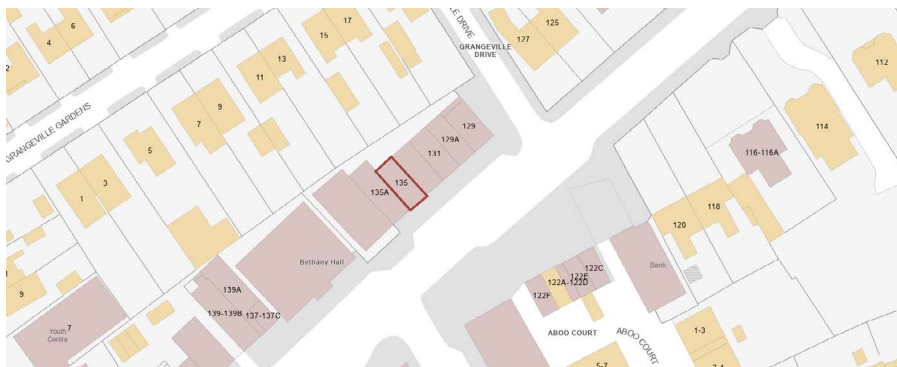

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SUMMARY

- 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.

RATES

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

NAV: £9,000

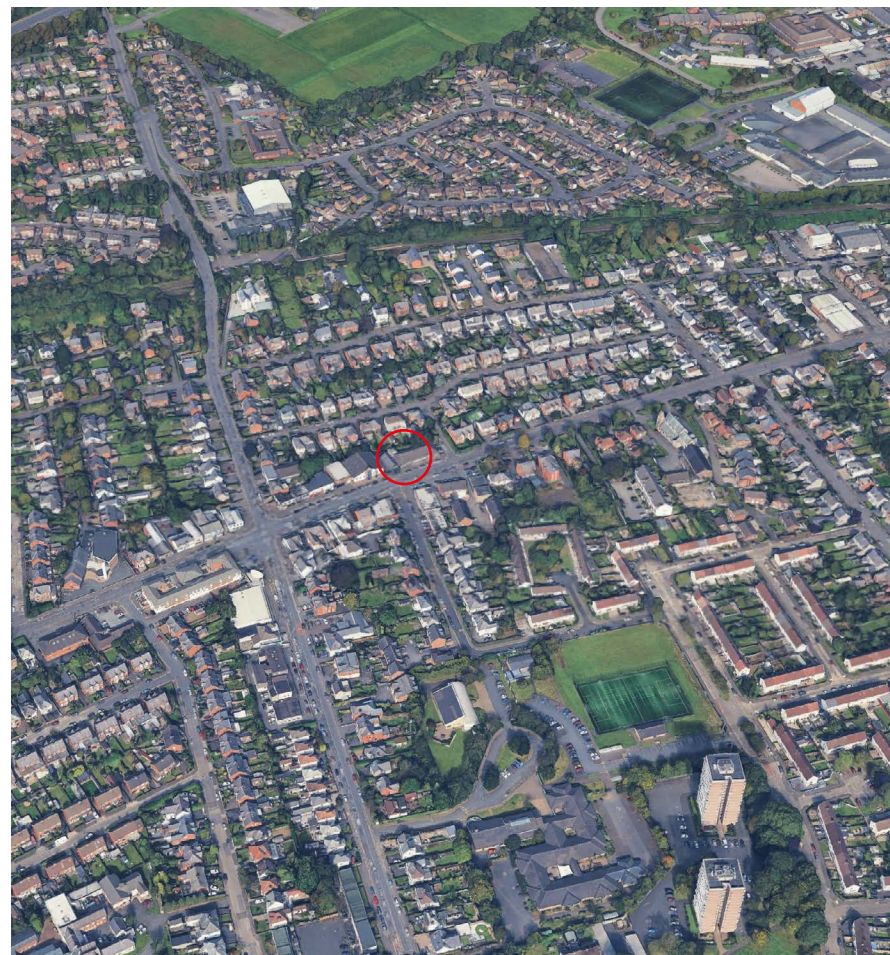
Rate in £ 2025/26 = 0.626592

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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Energy performance certificate (EPC)

Address: 100 Victoria Road London, SE15 6PL Date of assessment: 12/01/2016 Assessor: Mr. J. Smith	Energy rating Band: A+ Current rating: A+ Potential rating: A+
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Property type: A1/A2 Retail and Financial/Professional services
 Total floor area: 50 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.

The better the 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:

Friendly talk

Typical of the existing stock

91%
 71%

For further information or to arrange a viewing contact:

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