

AVAILABLE WITH  
VACANT POSSESSION  
1ST NOVEMBER 2025



**For Sale/To Let Superb Retail Unit**  
Ground Floor, 213 Lisburn Road, Belfast BT9 7EJ

  
**McKIBBIN**  
COMMERCIAL  
**028 90 500 100**

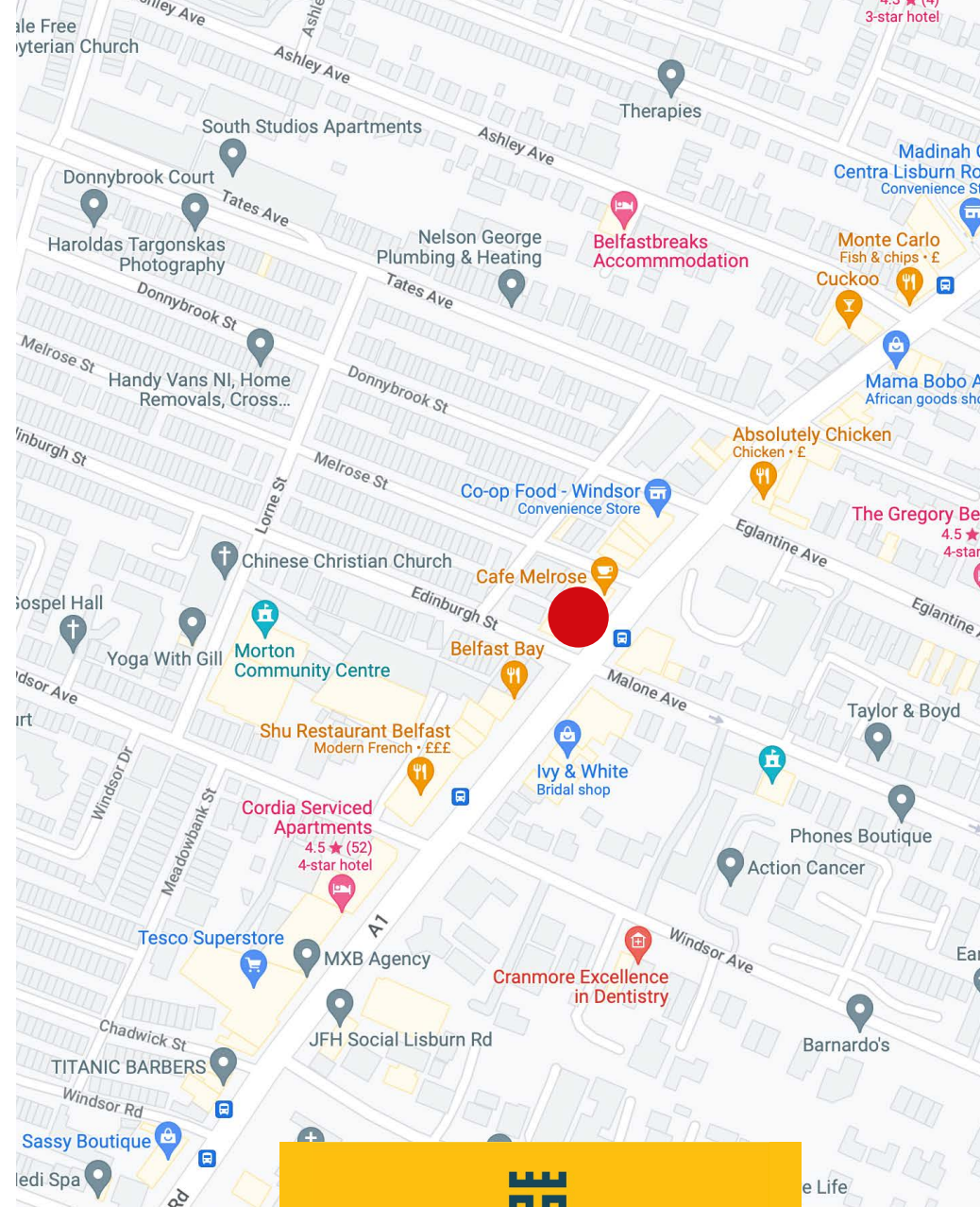


## SUMMARY

- This property occupies a superb retailing location on a busy part of the Lisburn Road, one of Belfast's premier suburban shopping location.
- Surrounding businesses include Café Melrose, Abbotts Meats, Rumi Hair and The Man Shack.
- The premises benefit from recent refurbishment to include a new shop front, upgraded lighting and replastered/painted walls.

## ACCOMMODATION

Description	Sq M	Sq Ft
Sales Area	38.65	416
Utility/Office/Storage	19.14	206
Store 1	3.63	39
Store 2	3.16	34
Kitchenette	6.29	68
WC		
<b>Total</b>	<b>70.9</b>	<b>763</b>



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## LEASE DETAILS

Term:	Negotiable.
Rent:	£15,000 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.

## SALES DETAILS

Title Assumed Freehold or Long Leasehold, subject to a nominal ground rent.  
Price £170,000.

## RATES

NAV: £12,600  
Rate in £ 2025/26: 0.626592  
Rates payable 25/26: £6,316.05  
To include 20% Small Business Rates Relief.  
\*Interested parties to make their own enquires directly with LPS.

## VAT

All prices and outgoings are exclusive of, but may be liable to Value Added Tax.

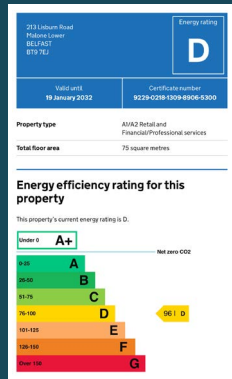


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## EPC



## INFORMATION

For further information please contact:

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