



To Let Fully Fitted Retail Unit

Unit 1, Osborne Buildings, 719 Lisburn Road, Belfast, BT9 7GU



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COMMERCIAL

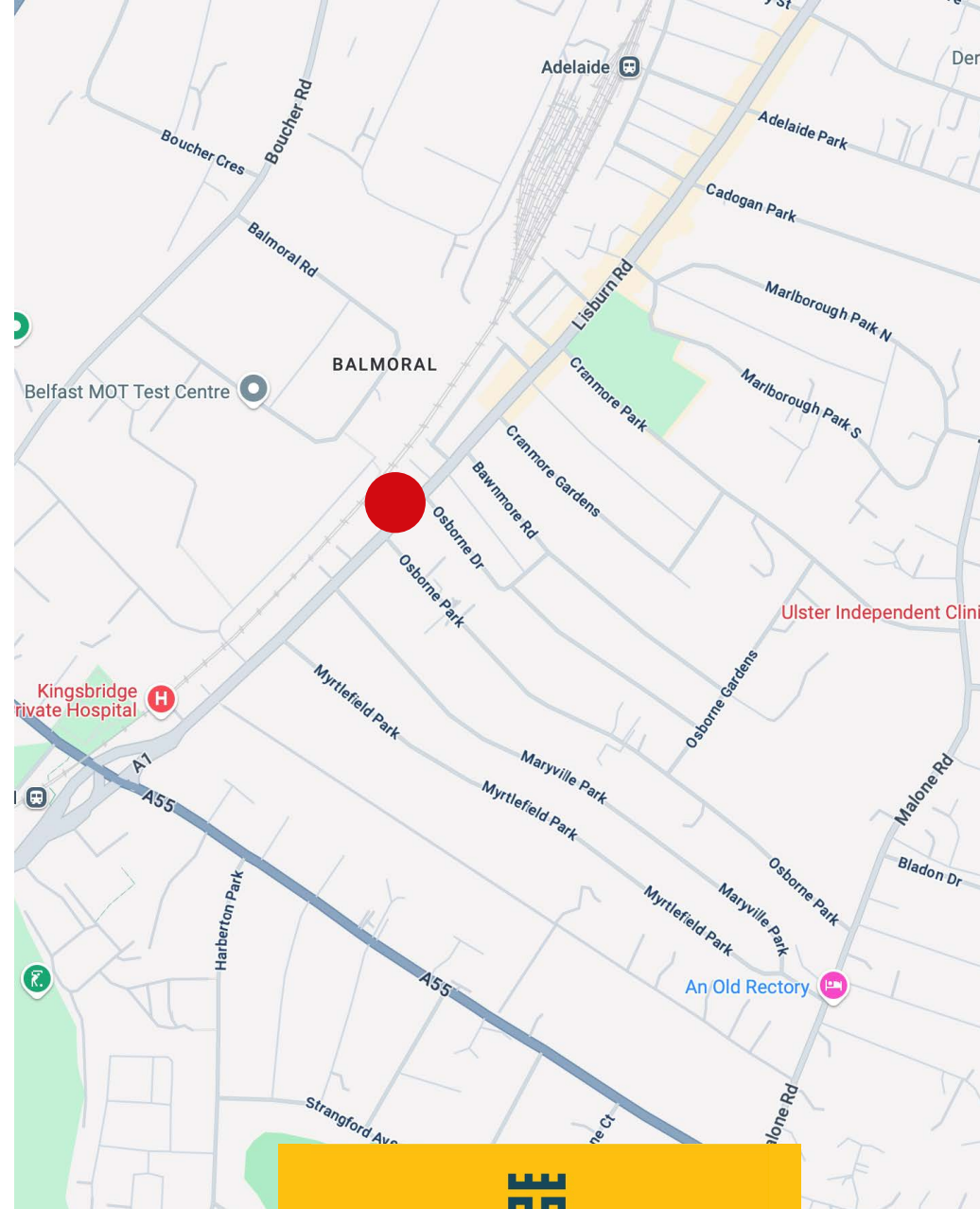
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LOCATION

- The Lisburn Road is one of the main arterial routes into Belfast City Centre with high volumes of passing vehicular and pedestrian traffic.
- The premises is situated approximately 2.5 miles south of Belfast City Centre what is arguably Belfast's busiest and most fashionable arterial route.
- Lisburn Road is synonymous with high end fashion, art galleries, furniture outlets and eateries.
- The location of this property allows for ease of access to the city centre, M1 and Westlink motorway network and is also located in the densely populated and aspirational Lisburn / Malone Road.

DESCRIPTION

- Located on the Lisburn Road, arguably Belfast's premier suburban location.
- The premises are fitted to a high standard to include tiled floors, smooth plastered and painted ceilings with spotlighting.
- The premises would be suitable for a wide range of retail uses and is available with minimal ingoing expenditure.
- Alternative uses would be considered, subject to the necessary statutory consents.
- Nearby occupiers include Space NK, Radox, Max Mara Weekend, Oliver Bonas, The Crafty Vintner and The Bowery.
- Other retailers on the Lisburn Road include Marks & Spencer Simply Food, Tesco, Holland & Barrett and Poundland.



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ACCOMMODATION

Description	Sq M	Sq Ft
Frontage	7.4	24' 3"
Net Internal Area	182.37	1,963

LEASE DETAILS

- Term: 10 years.
- Rent Review: Upwards only every 5th year.
- Rent: £42,500 per annum, exclusive
- Repairs & Insurance: Tenant responsible for internal repairs and reimbursement of a proportionate part of the buildings insurance premium.
- Service Charge: A Service charge will be levied to cover a fair proportion of the Landlord's costs of external repairs to the building, agents management fees and any other reasonable outgoings of the landlord.

RATES INFORMATION

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

NAV £32,800.

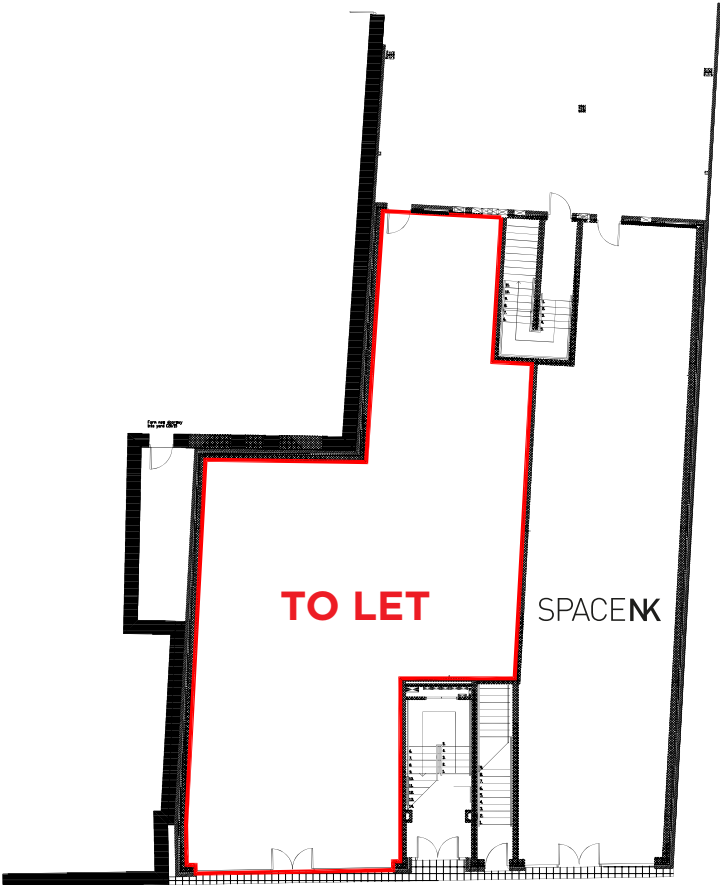
Rate in £ 2025/26 = £0.626592.

Therefore Rates payable for 2025/26 are £20,552.

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

VAT

The property is not registered for Value Added Tax.



Floor Plan

Not To Scale. For indicative purposes only.

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EPC

Awaiting EPC

CONTACT

For further information or to arrange a viewing contact:

Ryan McKenna

rmck@mckibbin.co.uk

Ben Escott

be@mckibbin.co.uk

McKibbin Commercial Property Consultants

Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

02890 500 100

property@mckibbin.co.uk

www.mckibbin.co.uk

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