



To Let Excellent Retail/Restaurant Premises

Unit 2, Lesley Marlborough House,
348 Lisburn Road, Belfast BT9 6GH



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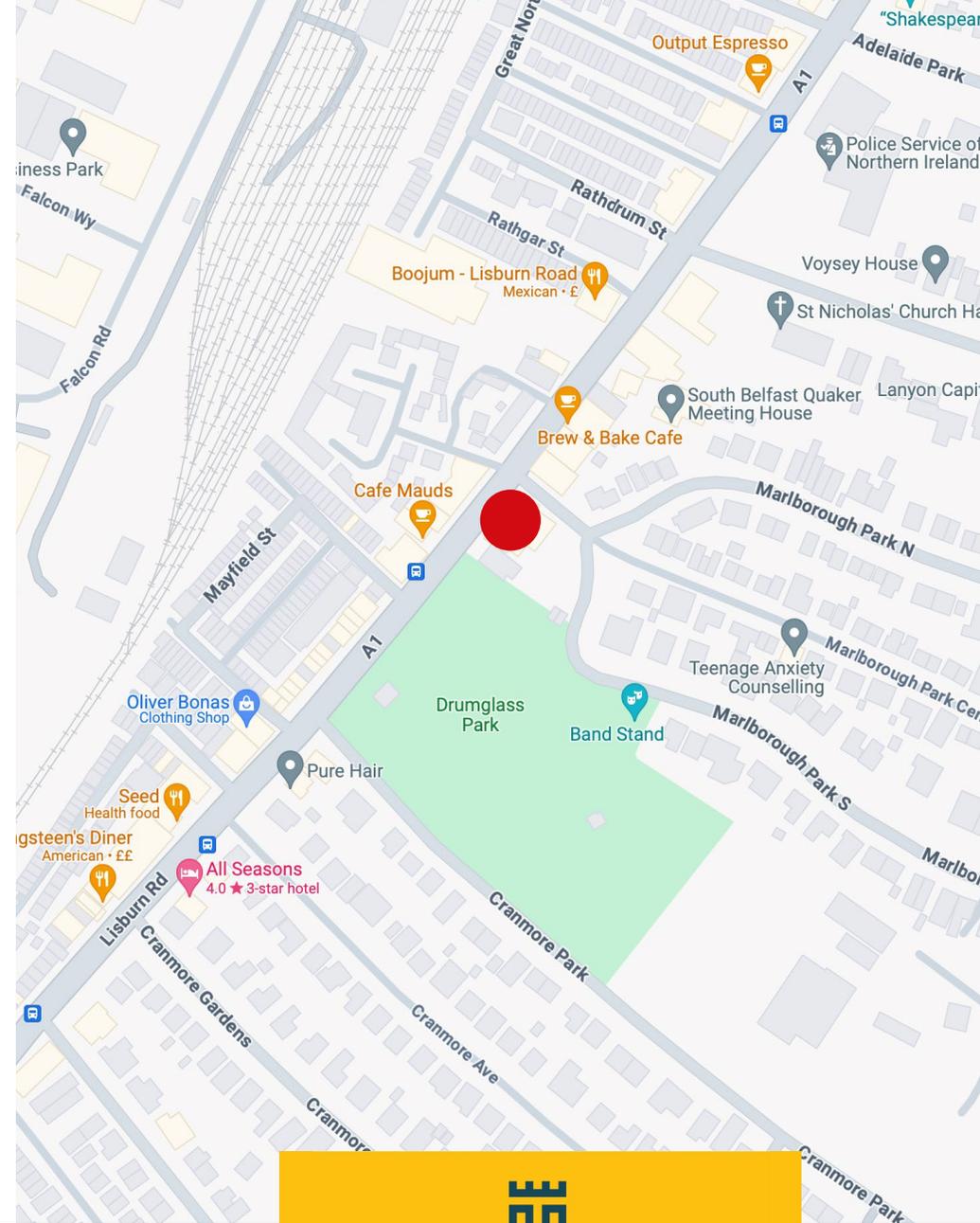
028 90 500 100

DESCRIPTION

- The property is finished to a very high standard, providing modern ground floor accommodation.
- The unit benefits from WC facilities, storage space, and an office area.
- Open-plan layout suitable for a range of commercial uses (subject to planning).
- Excellent frontage with strong visibility and signage opportunities.
- Prominent location within Lesley Marlborough House, benefiting from high footfall.
- Good natural light throughout the main trading area.

LOCATION

- Prime Location on a prominent site at the junction of Marlborough Park with Lisburn Road, arguably one of South Belfast's busiest and most fashionable roads.
- Lisburn Road boasts a plethora of upmarket fashion shops, art galleries, charming coffee shops and popular restaurants.
- Other Nearby occupiers include Winemark, Caffè Nero, Bedeck, The Chelsea wine bar and Bistro, Pizza Express, Holland and Barrett, Eden Park and Malcoms Jewellers.



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ACCOMMODATION

Description	Sq M	Sq Ft
Net Internal	125.09	1,346

LEASE DETAILS

Term:	Negotiable.
Rent:	£35,000 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.

RATES INFORMATION

NAV: £19,800
Rate in £ 2024/25 = 0.6265919192
Therefore Rates Payable 2024/25 = £ 12,406.52

* 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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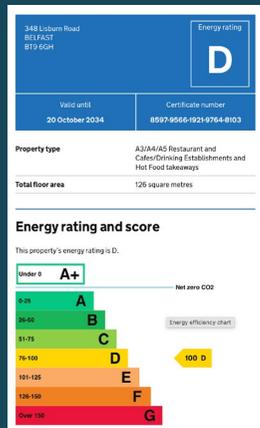
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CONTACT

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