

TO LET

 **McKIBBIN**
COMMERCIAL

www.mckibbin.co.uk 028 90 500 100

PRIME RETAIL UNIT

**374 LISBURN ROAD
BELFAST
BT9 6GL**

c. 74 m² (792 ft²)

CONTACT:

Brian Wilkinson

E: bw@mckibbin.co.uk

Ben Escott

E: be@mckibbin.co.uk

MCKIBBIN PROPERTY CONSULTANTS

One Lanyon Quay

Belfast

BT1 3LG

T: 02890 500100

E: property@mckibbin.co.uk



TO LET

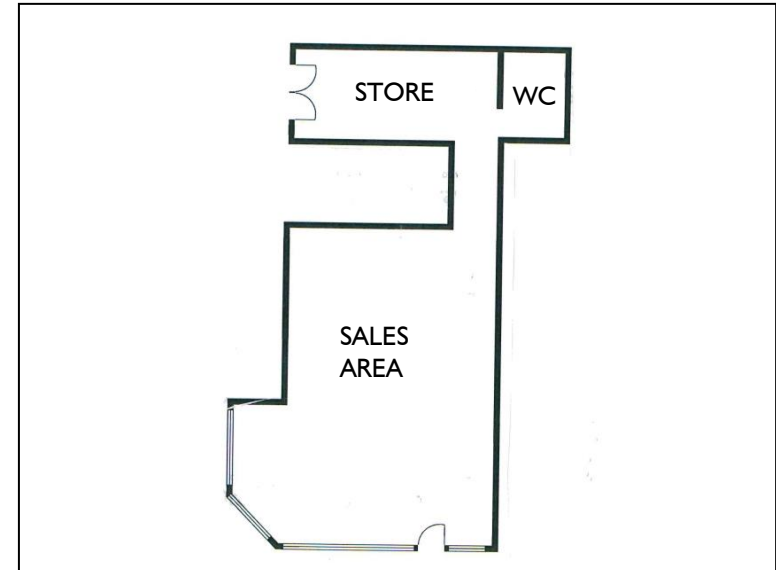
PRIME RETAIL UNIT
374 Lisburn Road, Belfast, BT9 6GL

DESCRIPTION

- The unit has recently undergone refurbishment to provide modern retail space with new full height glazed shop front and is finished ready for the incoming tenant's fit out, with rear store and WC.

LOCATION

- The subject unit occupies a prominent corner site on the Lisburn Road at its junction with Lancefield Road in South Belfast, approximately 2 miles from Belfast City Centre.
- The Lisburn Road is one of the main arterial routes from South Belfast into the City Centre and is considered one of Belfast's most popular suburban retail and restaurant locations.
- Other occupiers in the parade include Max Mara, Arcadia Delicatessen and Knotts Home Bakery while Marks and Spencer Simply Food, Starbucks and Space NK are located in close proximity.



NOT TO SCALE
FOR IDENTIFICATION PURPOSES ONLY

TO LET

PRIME RETAIL UNIT
374 Lisburn Road, Belfast, BT9 6GL

ACCOMMODATION

| Ground Floor | Area |
|--------------------------|--|
| Frontage to Lisburn Road | - c. 6.49 m (21 ft) |
| Sales | - c. 57.93 m ² (623 ft ²) |
| Store | - c. 15.71 m ² (169 ft ²) |
| WC | |
| Total Area | - c. 73.64 m² (792 ft²) |

LEASE DETAILS

Term:

Negotiable, subject to a minimum of 5 years.

Rent:

£18,500 per annum.

Rent Reviews:

Upwards only every 5 years.

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 repairs, management fees and any other reasonable outgoings of the Landlord.

VAT

The property is not registered for VAT.

RATEABLE VALUE

NAV £18,500
Rate in £ 2023/24 = 0.572221
Rates payable 2023/24 = £10,586.09

VIEWING

For further details or to arrange a viewing:-

Contact: Brian Wilkinson

Tel: 02890 500 100

Email: bw@mckibbin.co.uk

Contact: Ben Escott

Tel: 02890 500 100

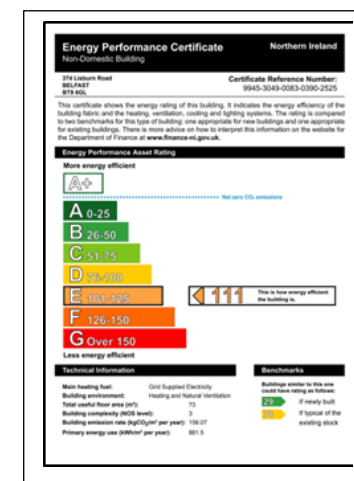
Email: bw@mckibbin.co.uk

JOINT AGENTS

Frazer Kidd & Partners

02890 233111

EPC



McKIBBIN PROPERTY CONSULTANTS CHARTERED SURVEYORS

One Lanyon Quay, Belfast, BT1 3LG

T: 02890 500100 E: property@mckibbin.co.uk

McKIBBIN
COMMERCIAL

www.mckibbin.co.uk 028 90 500 100