

**HUGHES**

COMMERCIAL

PROPERTY CONSULTANTS

**TO LET**

**SUPERB RETAIL UNIT**

**391 Lisburn Road, Belfast.**



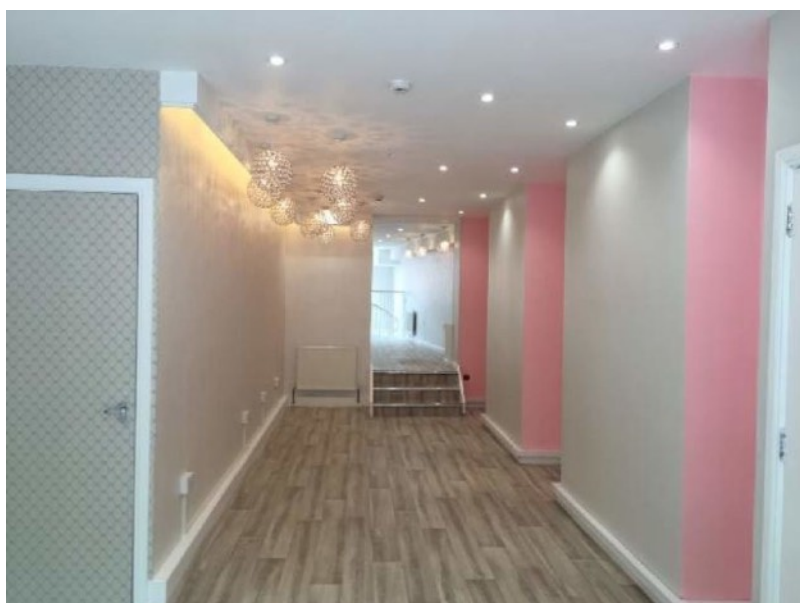
## LOCATION

The Lisburn Road is Belfast's premier suburban retail and leisure location and home to a host of fashion and quality restaurant/cafe operators.

The property occupies a strong trading location with nearby occupiers including Tesco, Wine Flair, Windsor Pharmacy, Sew it Seams and is suitable for a wide variety of retail, office or therapy/clinical type uses.

## DESCRIPTION

The subject property is arranged over ground and basement levels is fitted to a high standard to include plastered/painted walls, recessed lighting and laminated floor coverings. There is a fitted shower room and kitchen with a spiral staircase leading down to two further rooms at basement level.



# 391 Lisburn Road, Belfast.

## ACCOMMODATION

Ground Floor 574 sq.ft

Basement 171 sq.ft

## LEASE DETAILS

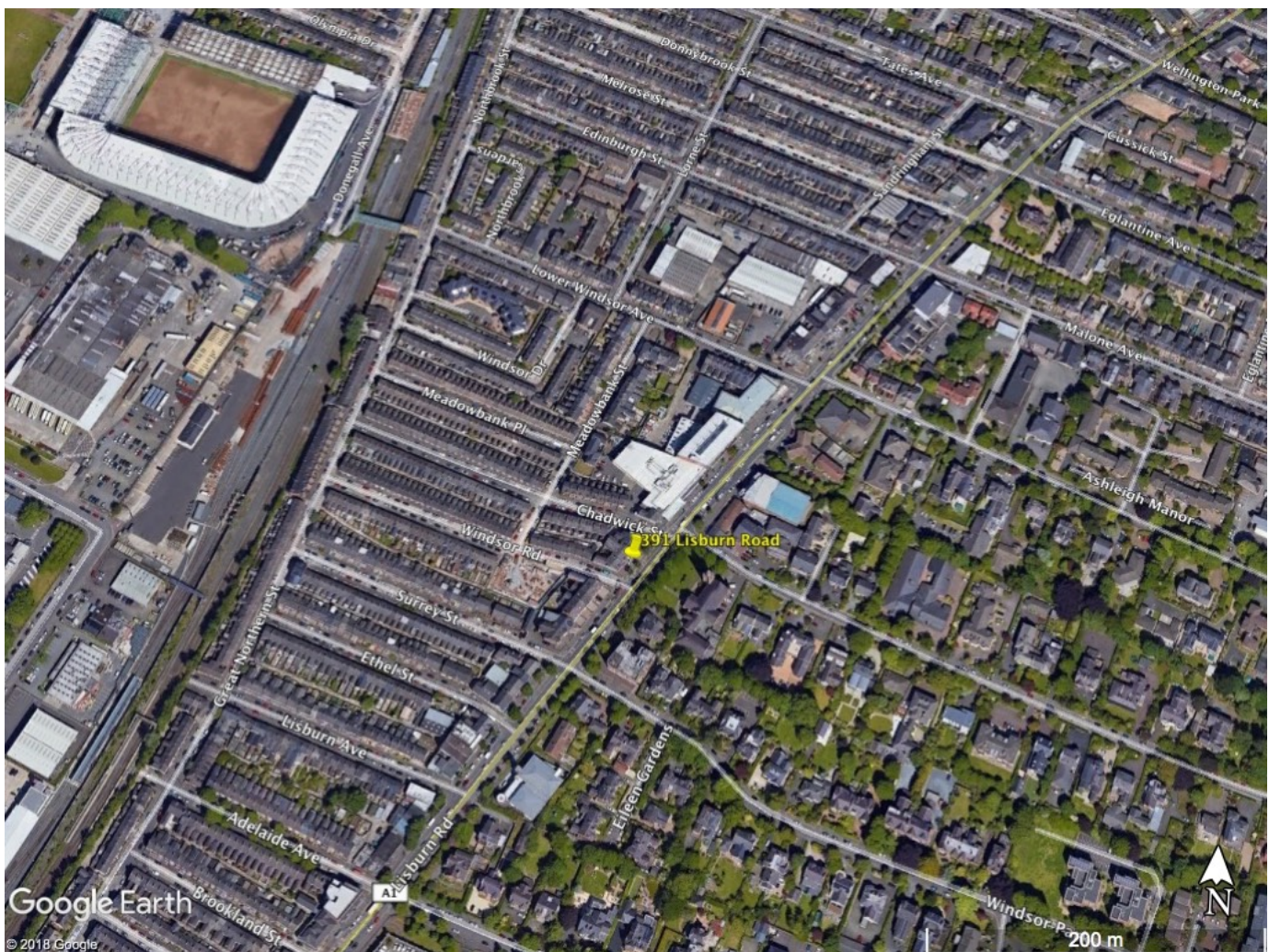
Term By negotiation

Rent £13,500 pa

Repairs Tenant responsible for internal repairs

Service charge Tenant to pay a proportionate amount of the costs of external repair and maintenance

NAV £8300. Rate in £ for 2019/2020 is 0.614 ( The tenant may be entitled to a 20% reduction in rates payable under the small business rates relief scheme)



Contact

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