

TO LET



FIRST AND SECOND FLOOR OFFICES £8,000 per annum plus rates

**393A LISBURN ROAD,
BELFAST BT9 7EW**

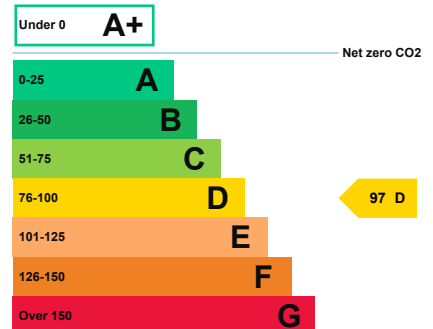
EPC Rating: D97

NET INTERNAL AREA 90.76 m² (977 ft²) Approx.

Prime commercial location occupying a prominent location on the Lisburn Road, one of Belfast's busiest arterial routes situated approximately 1.5 miles from the city centre.

The accommodation is presented to a high standard and is ready for immediate occupation.

This property's energy rating is D.



ACCOMMODATION:

FIRST FLOOR:

OFFICE 1 232 sq ft approx 21.55 m²

OFFICE 2 116 sq ft approx 10.78 m²

KITCHEN 77 sq ft approx 7.15 m²

TOILETS

TOTAL AREA 425 sq ft approx 39.48 m²

SECOND FLOOR:

OFFICE 3 225 sq ft approx 20.90 m²

OFFICE 4 138 sq ft approx 12.82 m²

OFFICE 5 93 sq ft approx 8.64 m²

OFFICE 6 96 sq ft approx 8.92 m²

TOTAL AREA 552 sq ft approx 51.28 m²

LEASE DETAILS

TERM

Five years or longer by negotiation

RENT

£8,000 per annum exclusive of rates

NAV

Online enquiries with Land and Property Services confirm that the NAV of the property is as follows;

Offices 1st & 2nd £7,850

The rate in the £ 2024/2025 is 0.599362

Rates payable based on the above figures would be £4,704.99 approximately.

A 20% discount is available on the above figure for the 2024/2025 tax year under the Small Business

Rates Relief Scheme. The rates payable would become approximately £3,763.99 per annum.

You should contact LPS to confirm rates payable and what rates reliefs are available as this can change over time

VAT

Not currently chargeable on rent and outgoings

REPAIRS

The tenant will be responsible for all repairs.

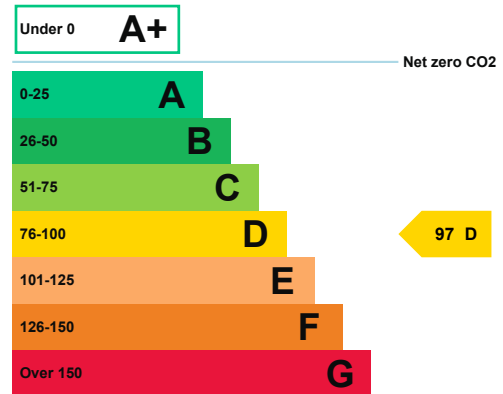
INSURANCE

Tenant responsible for repayment of their share of building insurance premium.

VIEWING

Strictly by appointment with Macfarlane & Smyth. For further details please contact Andrew Smyth or David Smyth.

This property's energy rating is D.



AGENT'S NOTES

Macfarlane & Smyth and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Macfarlane & Smyth have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
4. VAT may be payable on the purchase price and/or rent. Intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.
5. Macfarlane & Smyth will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.