

TO LET

88 Lisburn Road, Belfast, BT9 6AF



## Prestigious self-contained period office building with on-site car parking

### Property Highlights

- Located fronting the very busy Lisburn Road in the popular and upmarket area of South Belfast.
- In close proximity to both Belfast City Hospital and Queens University Campus.
- Period building fully refurbished a number of years ago
- On site parking

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A limited liability partnership registered in Northern Ireland No. NC000516

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Local legal entity trading as Cushman & Wakefield.

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### Location

The subject property is located on the east side of the Lisburn Road opposite the City Hospital and in close proximity to Queens University Campus.

The Lisburn Road is one of the main arterial routes in and out of the City and links the City Centre with upmarket South Belfast.

The property is located in close proximity to the M1 and M2 Motorways (1.5 miles) and affords ease of access to Dublin, the West of the Province and the Northwest.

The property is set back from the road and is one of a number in a terrace at the corner of Lisburn Road and Elmwood Avenue.

Fantastic profile in leafy South Belfast.

### Description

This self contained period office building provides excellent, bright, professional accommodation in a very popular business location opposite Belfast City Hospital and close to Queen's University.

The accommodation which was fully refurbished a number of years ago is arranged over basement, ground and 3 upper floors. Now fitted out to an excellent standard and benefits from plastered and painted walls, floor coverings, part suspended/part plastered ceilings with ornate cornicing and lighting. Gas fired central heating is available throughout as well as air conditioning in some of the rooms.

The property has been fitted with an intruder alarm system and fire alarm system.

Previously used as medical consulting rooms but capable of use as professional offices, etc.

Onsite car parking to the front and rear of the property.

### Accommodation

The subject property provides the following approximate net internal areas:

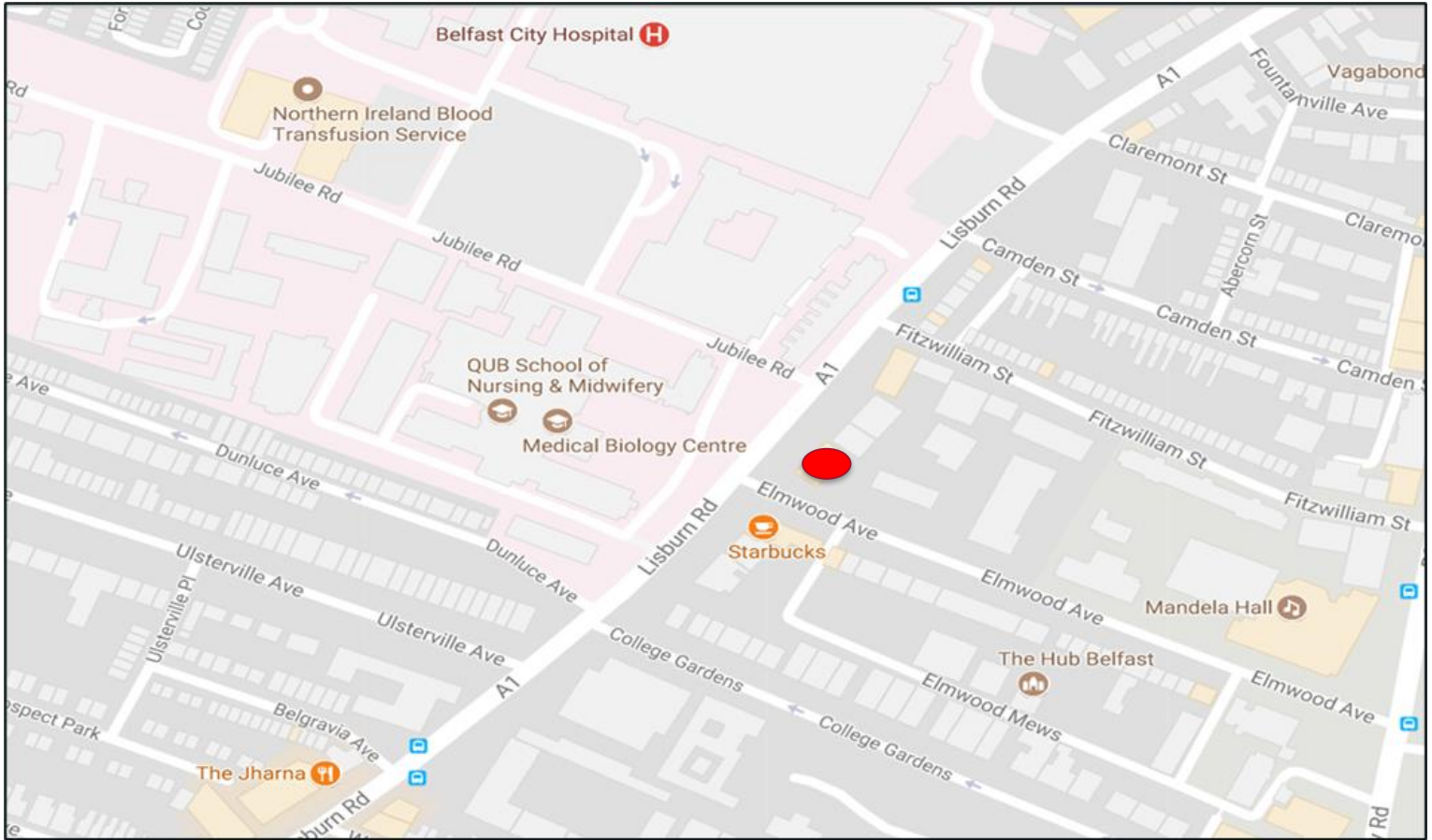
Description	Sq Ft	Sq M
<b>Basement:</b>		
Office	222	21.90
Kitchen	76	7.51
Office	153	15.13
Strong room	23	2.27
<b>Ground floor:</b>		
Reception/waiting areas	340	33.60
<b>First floor:</b>		
Office 1	324	32.04
Office 2	167	16.51
Store	25	2.47
<b>Second floor:</b>		
Office 3	165	16.31
Office 4	207	20.47
Office 5	87	8.60
<b>Third floor:</b>		
Office 6	60	5.93
Office 7	130	12.85
Office 8	231	22.84
<b>Total</b>	<b>2202</b>	<b>219.40</b>



<b>Term</b>	Negotiable
<b>Rent</b>	£35,000 pa
<b>Repairs</b>	FRI terms
<b>Insurance</b>	Tenant to reimburse the landlord

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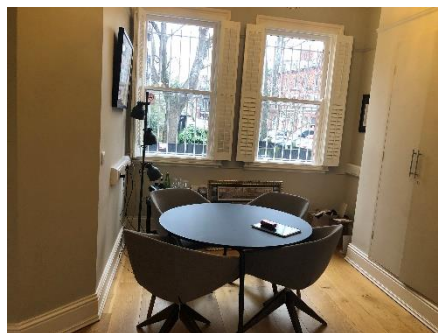
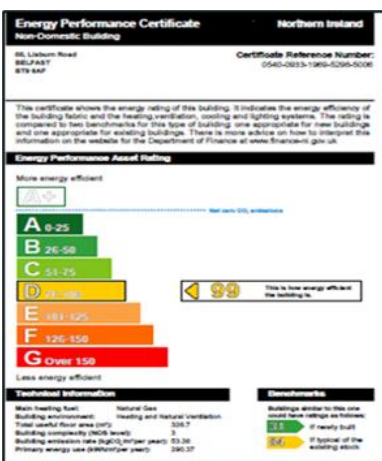
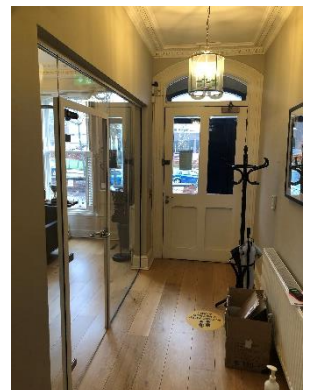
**NAV**

We are advised by Land & Property Services that the NAV of the property is £21,100 resulting in rates payable of approx. £11,628

**VAT**

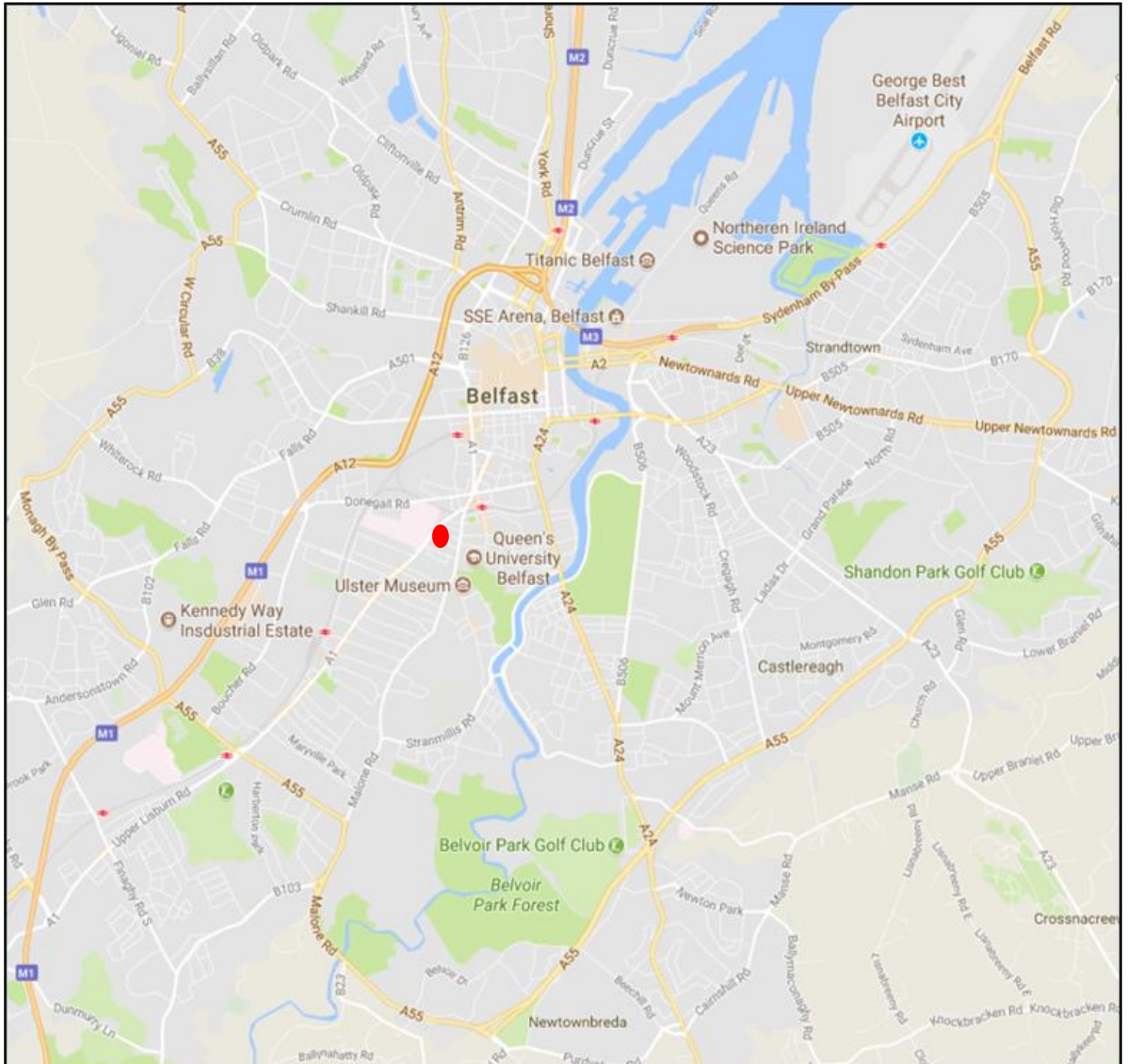
Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.

**EPC**



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