



To Let Retail Premises

126 Upper Lisburn Road, Belfast BT10 0LH

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**FRAZER
KIDD**

To Let Retail Premises

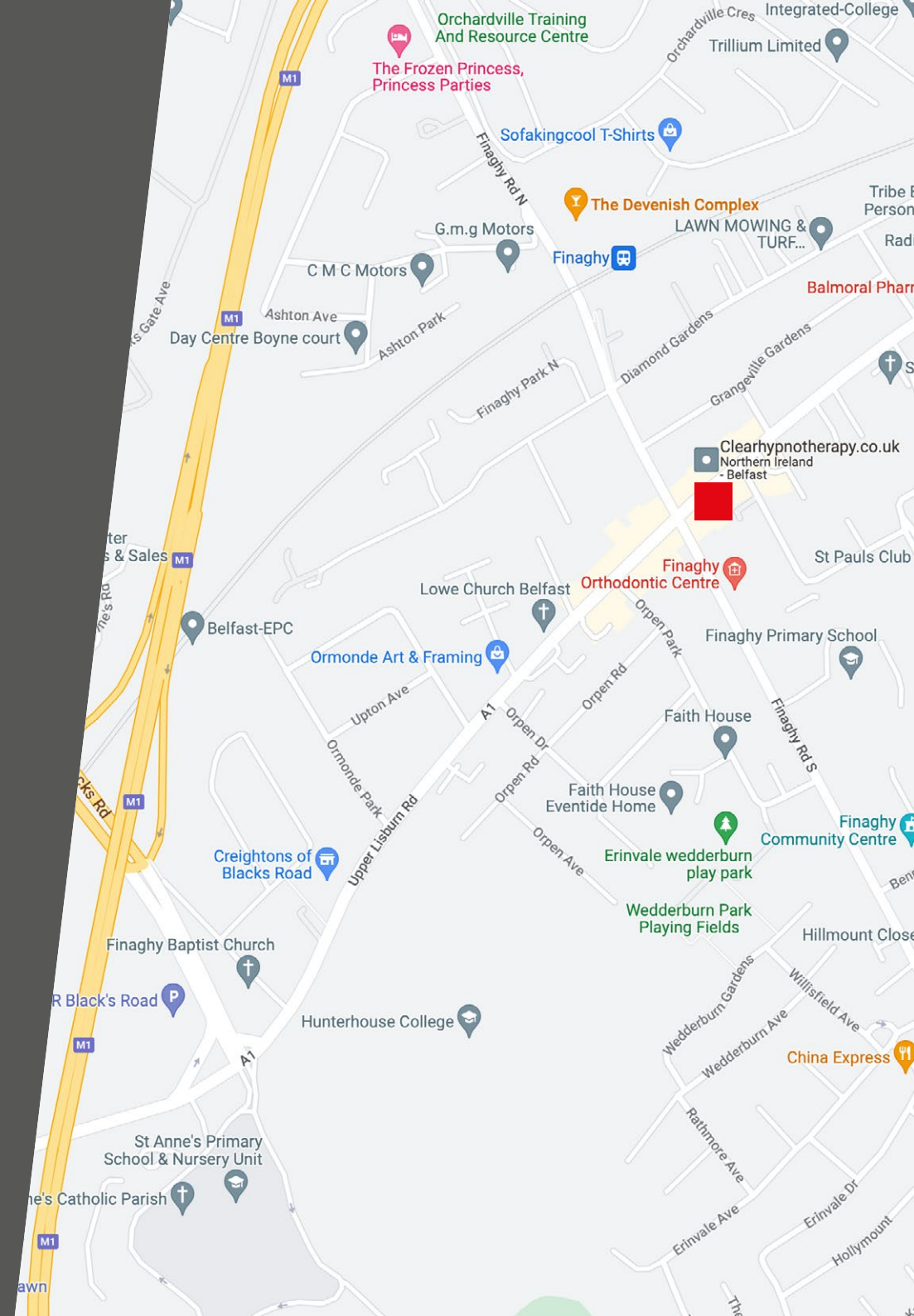
126 Upper Lisburn Road, Belfast BT10 0LH

Summary

- Highly prominent location fronting onto the Upper Lisburn Road.
- Open plan retail premises extending to c.557 Sq Ft.
- Suitable for a variety of potential uses, subject to planning.
- Neighbouring occupiers include Subway, KFC, Co-op and Dilly & Dolly's.

Location

The property occupies a bustling location fronting onto the Upper Lisburn Road, within the Finaghy area. Situated within a busy retail parade benefitting from high volumes of footfall and passing vehicular traffic. The property also benefits from on-street carparking situated to the front of the shop.



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Description

The property comprises a ground floor retail premises including an open plan sales area with a small store to the rear of the premises. The property benefits from an electric roller shutter door, glazed shop frontage, part wooden and carpeted flooring, alarm system, electric heating and a suspended ceiling with recessed lighting. .

Accommodation

We calculate the approximate Net Internal Areas of the property to be as follows:

Description	Sq. M	Sq. Ft
Sales Area	39.92	430
Store	11.77	127
Total Approximate NIA	51.69	557

Rent

Inviting offers in the region of £11,500 per annum.

Repair

Tenant responsible for interior & exterior repairs.

Rates

NAV: £6,400

Rate in £ (2022-2023): 0.551045

Rates Payable: approx. £3,526.69 per annum

*This property should be eligible for a 20% reduction in rates payable due to the Small Business Rates Relief Scheme. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Management Fee

Tenant responsible for payment of agent management fees calculated at 5% + VAT of the annual rent.

Building Insurance

Tenant to repay the landlords building insurance premium.

VAT

All figures quoted are exclusive of VAT, which may be payable. .

Viewing

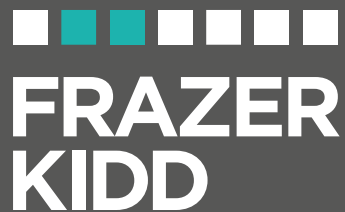
Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

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