

**TENANT
NOT AFFECTED**

Supporting your local
Marie Curie Hospice, Belfast



For Sale Retail Investment
Ground Floor, 213 Lisburn Road, Belfast BT9 7EJ

McKIBBIN
COMMERCIAL PROPERTY CONSULTANTS
02890 500 100

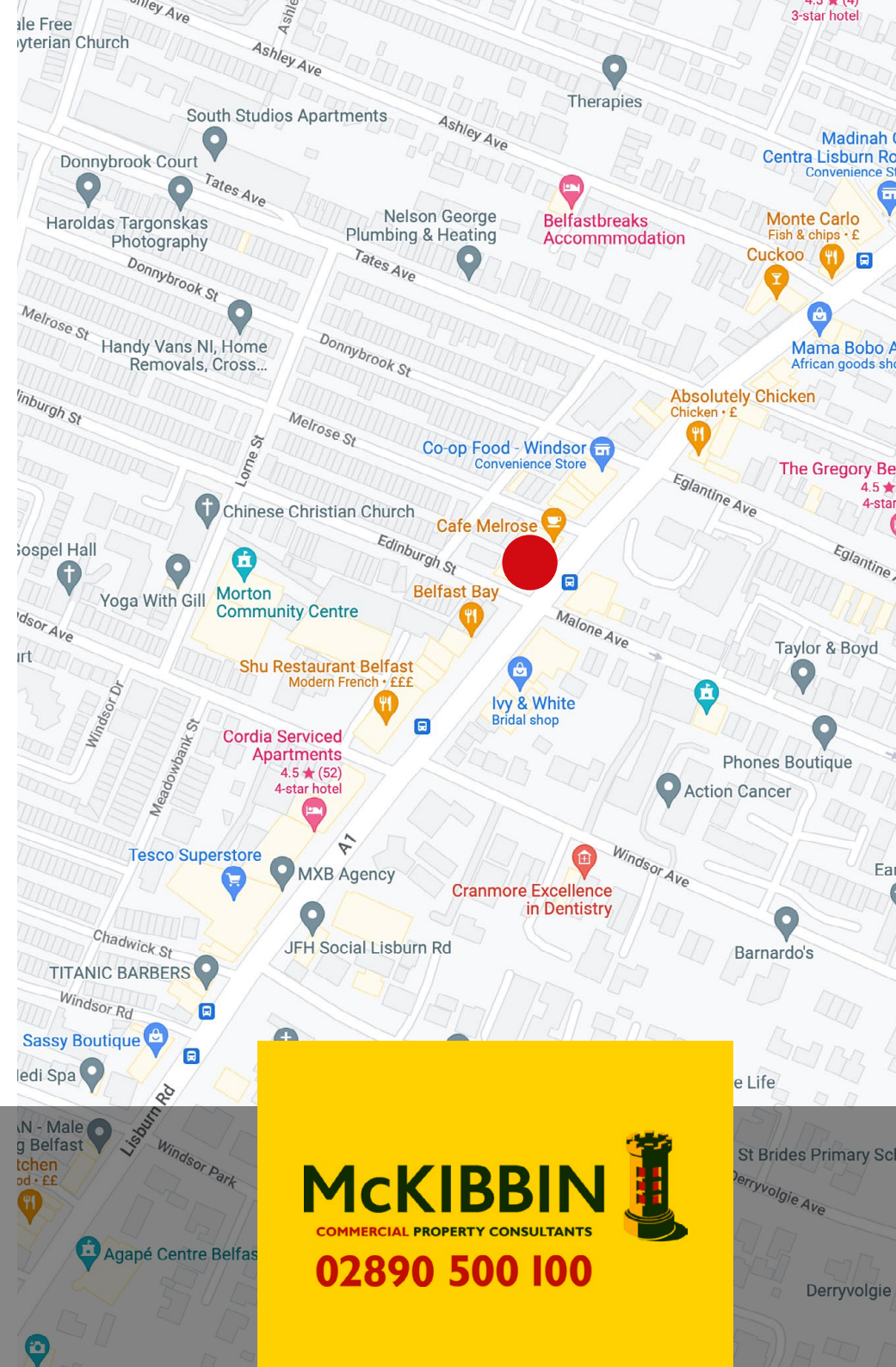


SUMMARY

- This property occupies a superb retailing location on a busy part of the Lisburn Road, one of Belfast's premier suburban shopping location.
- Surrounding businesses include Café Melrose, Abbotts Meats, Rumi Hair and The Man Shack.
- The premises benefit from recent refurbishment to include a new shop front, upgraded lighting and replastered/painted walls.
- Long term established tenant in place with lease renewal recently signed.

LEASE DETAILS

Tenant:	Marie Curie
Term:	10 year lease with break option / rent review at the end of year 5 from 1st May 2023
Rent:	Average rental income over the 5 year period of £13,100
Repairs & Insurance	Tenant responsible for all repairs to the premises and reimbursement of the insurance premium to the Landlord



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ACCOMMODATION

Description	Sq M	Sq Ft
Sales Area	c.38.65 m	c.416 ft
Utility/Office/Storage	c.19.14 m	c.206 ft
Store 1	c.3.63 m	c.39 ft
Store 2	c.3.16 m	c.34 ft
Kitchenette	c.6.29 m	c.68 ft
WC		
Total	c.70.9 m	c.763 ft

SALES DETAILS

Title	Assumed Freehold or Long Leasehold, subject to a nominal ground rent.
Price	Offers around £180,000.

RATES

NAV	£12,600
Rate in £ 2022/23	0.551045
Rates payable 22/23	£5,554.53
To include 20% Small Business Rates Relief	

VAT

All prices and outgoings are exclusive of, but may be liable to Value Added Tax.



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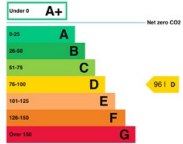
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EPC

213 Lifford Road Theobalds Corner BELFAST BT12 7LJ		Energy rating D
Valid until 18 January 2032	Certificate number 922940284 1029 8004 9300	
Property type	A/A2 Retail and Financial/Professional services	
Total floor area	79 square metres	

Energy efficiency rating for this property

This property's current energy rating is D.



INFORMATION

For further information please contact:

Scott Lawther
sl@mckibbin.co.uk

McKibbin Commercial Property Consultants
Chartered Surveyors

Callender House, 58-60 Upper Arthur Street, Belfast BT1 4GJ

02890 500 100
property@mckibbin.co.uk
www.mckibbin.co.uk

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