

# McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



# TO LET

## RETAIL UNIT

201 LISBURN ROAD  
BELFAST  
BT9 7EJ

c. 103.94 M<sup>2</sup> (1,120 FT<sup>2</sup>)



## CONTACT:

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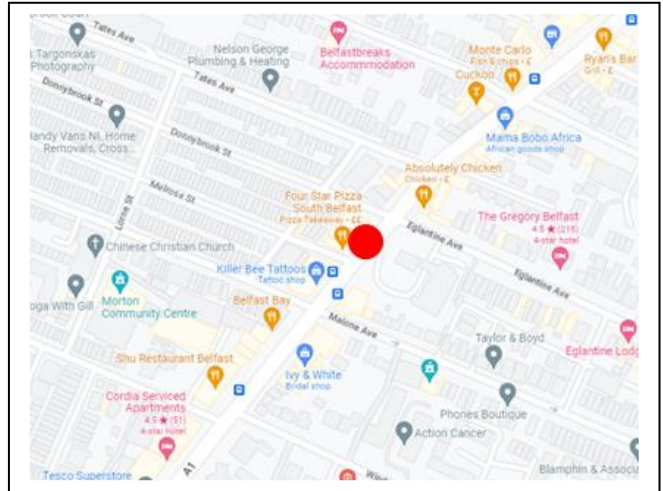
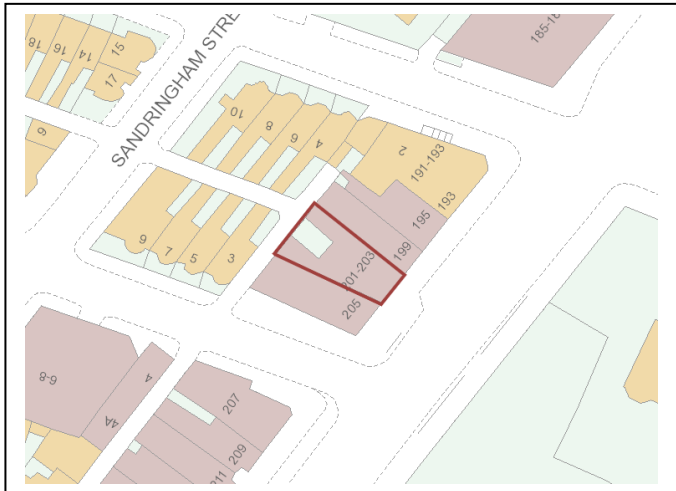
- This property occupies a superb retailing location on a busy part of the Lisburn Road, arguably Belfast's premier suburban shopping location.
- Surrounding businesses include Co-op Supermarket, CJ Foods, Pizzabaker, Wineflair and Reids Florists.
- The premises are finished to include electric roller shutter, sizeable sales floor and a number of additional storage rooms.
- Benefits from lay-by parking and a high level of footfall.

McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatsoever in relation to this property.

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201 Lisburn Road, Belfast, BT9 7EJ



### LEASE DETAILS

#### Term:

Negotiable, subject to a minimum of 5 years.

#### Rent:

£16,500 per annum, exclusive.

#### Repairs & Insurance:

Tenant responsible for all repairs to the premises and reimbursement of the insurance premium to the Landlord.

### VAT

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

### AVAILABILITY

By arrangement.

### ACCOMMODATION

Ground Floor	Area
Internal Frontage	- c. 5.44 m ( 17' 10")
Sales Area	- c. 67.72 m <sup>2</sup> ( 729 ft <sup>2</sup> )
Utility	- c. 4.94 m <sup>2</sup> ( 53 ft <sup>2</sup> )
Store 1	- c. 19.28 m <sup>2</sup> ( 208 ft <sup>2</sup> )
Store 2	- c. 3.49 m <sup>2</sup> ( 38 ft <sup>2</sup> )
WC	
<b>Lower Ground Floor</b>	
Store 3	- c. 8.51 m <sup>2</sup> ( 92 ft <sup>2</sup> )
<b>Total Net Internal Area</b>	<b>- c. 103.94 m<sup>2</sup> (1,120 ft<sup>2</sup>)</b>

### RATES INFORMATION

NAV £15,100  
Rate in £ 2023/24 = 0.572221  
Rates payable 23/24 = £8,640.54



### EPC

