



To Let Shop Premises

Unit 1B Harmony Shopping Centre, Skyline Drive,
Lisburn BT27 4HP

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



SUMMARY

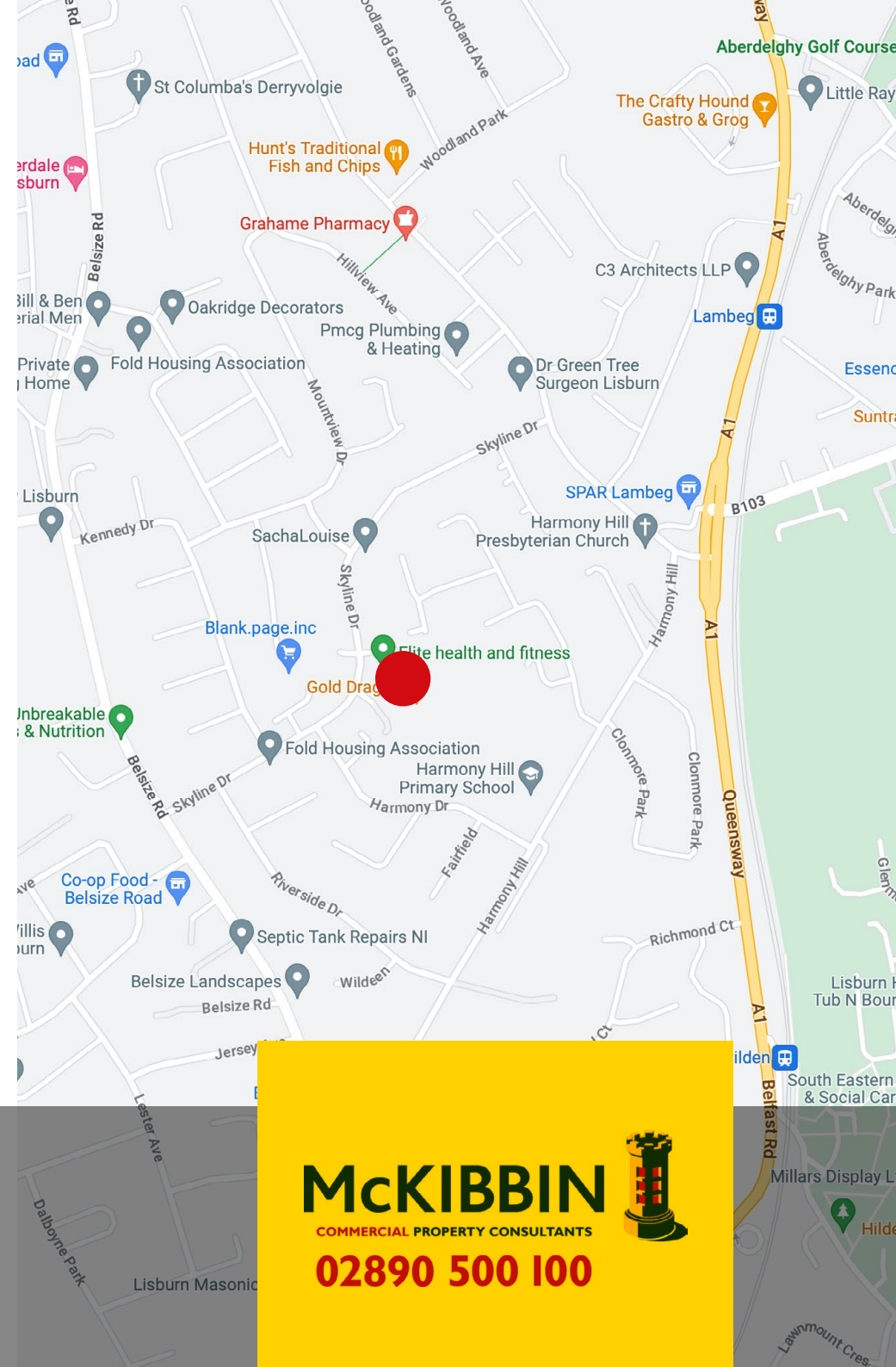
- Retail premises of 73 sq m (786 sq ft).
- Extensive onsite parking.
- Premises available with minimal ingoing expenditure.

LOCATION

- Well established shopping block situated on Skyline Drive off the Belsize Road within a densely populated residential area and benefitting from a large car park to the front of the centre.

DESCRIPTION

- The unit is fitted to a reasonable standard to include carpeted floors, smooth plastered and painted ceilings with strip fluorescent lighting and would be available with minimal ingoing expenditure.
- Other occupiers within the centre include Winemark, Froth Coffee Shop, Golden Bay Hot Food, Today's Local, Artisan Hairdressing Salon and Long John's launderette.



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ACCOMMODATION

Description	Sq M	Sq Ft
Unit	73	786

LEASE DETAILS

Term:	Negotiable, subject to a minimum of 5 years.
Rent Review:	Upwards only every 5 years.
Rent:	£13,500 per annum, exclusive.
Repairs & Insurance:	Tenant to be responsible for all repairs and reimbursement of the building insurance premium to the Landlord which is estimated to be £240.
Service Charge:	Levied to cover a fair proportion of the Landlord's costs of site maintenance, site repair and any other reasonable outgoings of the Landlord. Currently estimated to be £1,100 per annum.

RATES

We are verbally advised by the Valuation & Lands Agency that the Rateable Value of the property is £10,000.

Rate in the £ 2023/24 = 0.526146

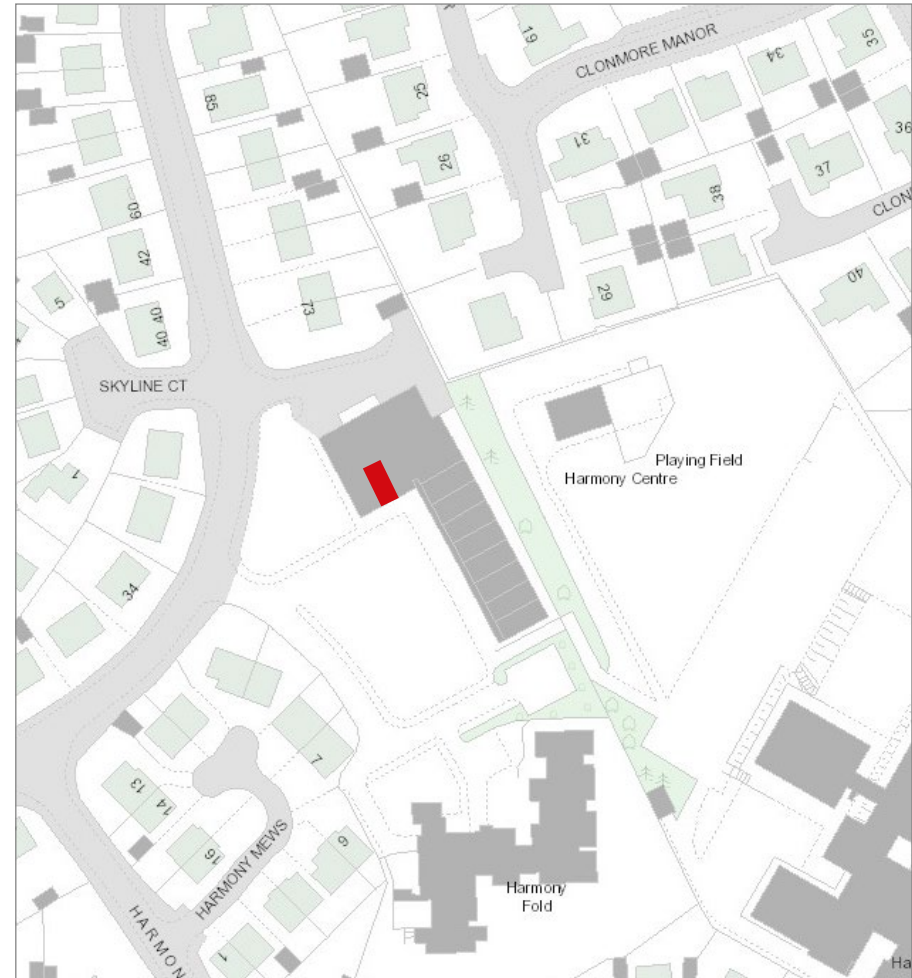
Therefore Rates payable £4,209 following Small Business Rates Relief.

SECURITY DEPOSIT

A deposit of 3 months rent will be required by the Landlord as Security Deposit in case of default. The Landlord may also require a Guarantor.

VAT

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



Not To Scale. For indicative purposes only.

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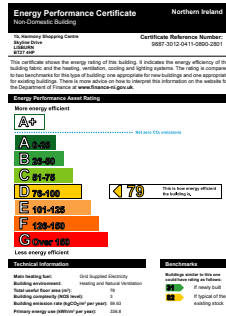
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EPC



CONTACT

For further information or to arrange a viewing contact:

Ryan McKenna

rmck@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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