

**TO LET**

**589a Lisburn Road, Belfast, BT9 3GS**

PRIME COMMERCIAL UNIT APPROXIMATELY 546 SQ FT COMPRISING 1ST & 2ND FLOORS

**Lisney**

COMMERCIAL REAL ESTATE



OUTLINE FOR INDICATIVE PURPOSES ONLY

## FEATURES

Prominent location on the popular Lisburn Road

Suitable for a wide range of uses STPP

Floor area – approx. 546 sq ft

### LOCATION

The Lisburn Road is one of the main arterial routes from South Belfast into the City Centre and is considered one of Belfast's most popular suburban retail and restaurant locations.

The subject property occupies a prominent location on the Lisburn Road opposite the popular Cranmore Park and is suitable for a wide range of uses.

### DESCRIPTION

The subject is a 2 storey commercial unit over 1st and 2nd floors, with own door access at ground floor level.

The property benefits from carpeted or tiled flooring throughout, painted walls, spot lighting and a number of original period features.

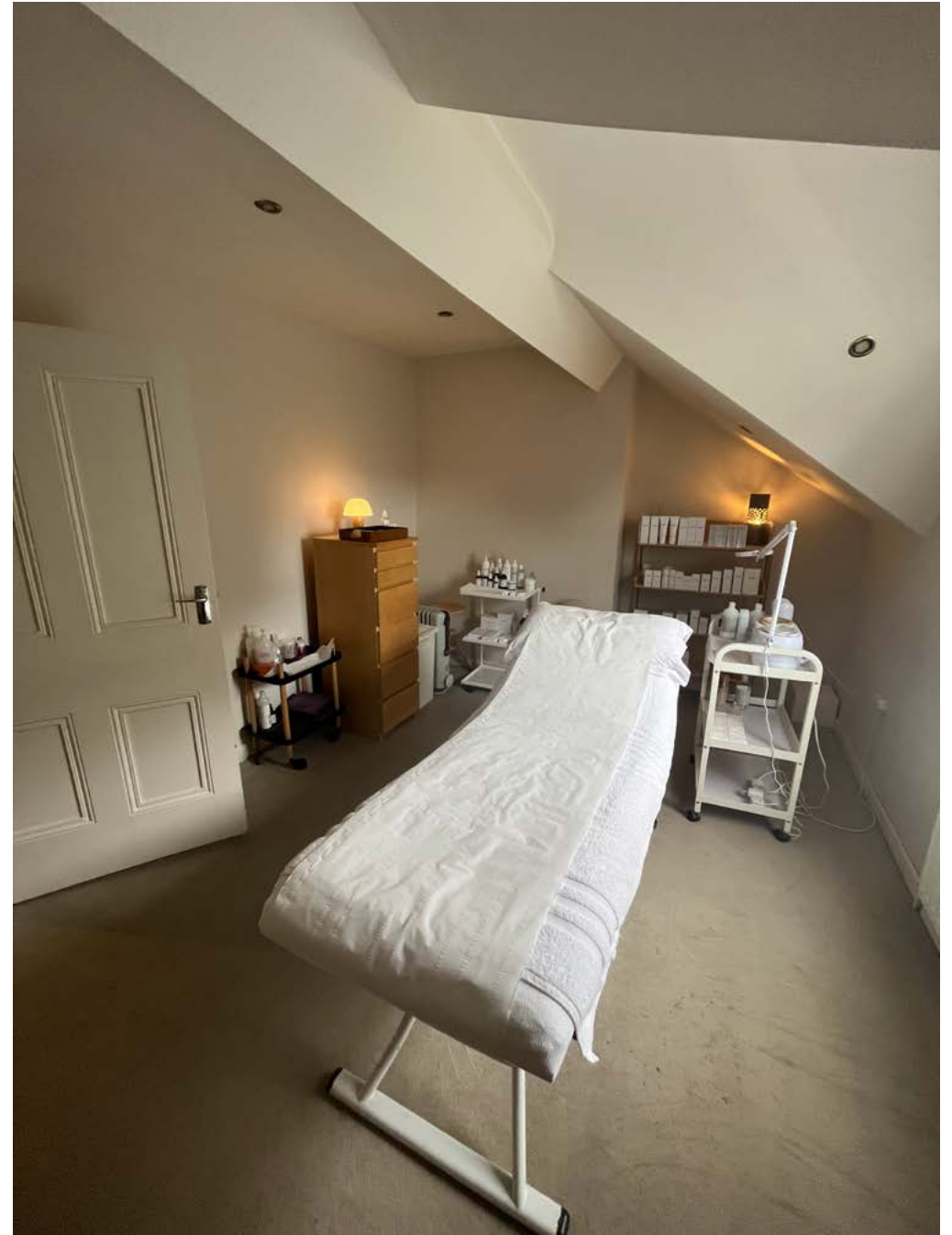
The unit also benefits from W.C. and kitchen facilities and would be suitable for a number of uses, subject to the necessary planning consents.

Consideration may be given to letting the property on a floor by floor, or room by room basis.

### ACCOMMODATION

Level	Net Internal Area Sq M	Net Internal Area Sq Ft
1st Floor Room 1	15.39	166
1st Floor Room 2	9.82	106
2nd Floor Room 3	15.63	168
2nd Floor Room 4	9.85	106
<b>TOTAL</b>	<b>50.69</b>	<b>546</b>





## LOCATION



## REPAIRS & INSURANCE

The space will be let on effective full repairing and insuring terms.

## RENT

Rent on application.

## TERM

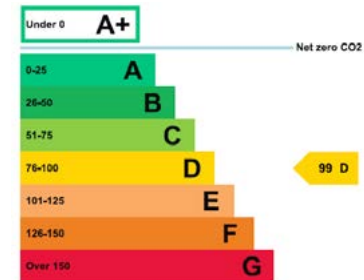
Negotiable.

## RATES

NAV	£4,000
Rates Poundage	£0.572221
Rates Payable 2023/24	£2,288.88

## EPC

The property has an energy efficiency rating of D99. The full certificate can be made available upon request.



## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

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### For further information:

Jonathan Haughey: 028 9050 1540 / 07718 571 498

[jhaughey@lisney-belfast.com](mailto:jhaughey@lisney-belfast.com)

Viewing Strictly by appointment with the sole letting agent Lisney.

### Lisney Commercial Real Estate

3rd Floor, Montgomery House,  
29-33 Montgomery St., Belfast, BT1 4NX  
Tel: 028 90 501 501

Email: [property@lisney-belfast.com](mailto:property@lisney-belfast.com)

[lisney.com](https://lisney.com)   

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