



Instinctive  
Excellence  
in Property.

# To Let

Office / Retail Accommodation  
c. 481 sq ft (44.7 sq m)

146 Lisburn Road  
Belfast  
BT9 6AJ

OFFICE / RETAIL

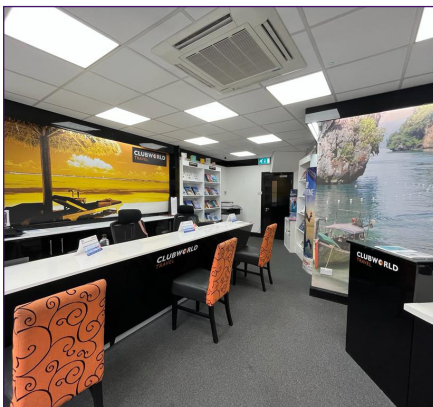
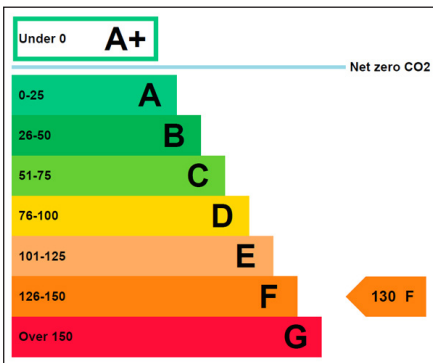


OFFICE / RETAIL

Location Map



EPC



Location

The subject premises is situated in a prime location only 1.4 miles from Belfast city centre, benefitting from easily accessible transport links into the centre and motorway links via Tates Avenue. The area further benefits from a good mix of other commercial occupiers including Café Nero, Ryans Bar & Restaurant and Co-op Food, which are all within close proximity.

Description

The property is an end terrace building that sits at a corner position, previously used as office space but provides an opportunity for various uses. The available ground floor unit includes plastered/painted walls, carpeted flooring and suspended ceilings. The property also benefits from WC and kitchen facilities.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor	410	38.1
Kitchen	42	3.9
Store	29	2.7
<b>Total Net Internal Area</b>	<b>481</b>	<b>44.7</b>

Lease Details

Rent: £12,000 per annum exc.  
 Term: Negotiable  
 Repairs: FRI

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £10,500  
 Rate in the £ for 2024/2025: £0.599362  
 Estimated rates payable: £6,293

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.

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CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/ukksi/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.