



For Sale (Due to Retirement)
Successful Eco Dry-Cleaning Business

Unit 3 The Lesley Building, 343-353 Lisburn Road, Belfast BT9 7EP

McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

- Superbly fitted eco dry cleaning and retail unit on the Lisburn Road
- Thriving business for sale due to retirement
- Operating since 1986.

LOCATION

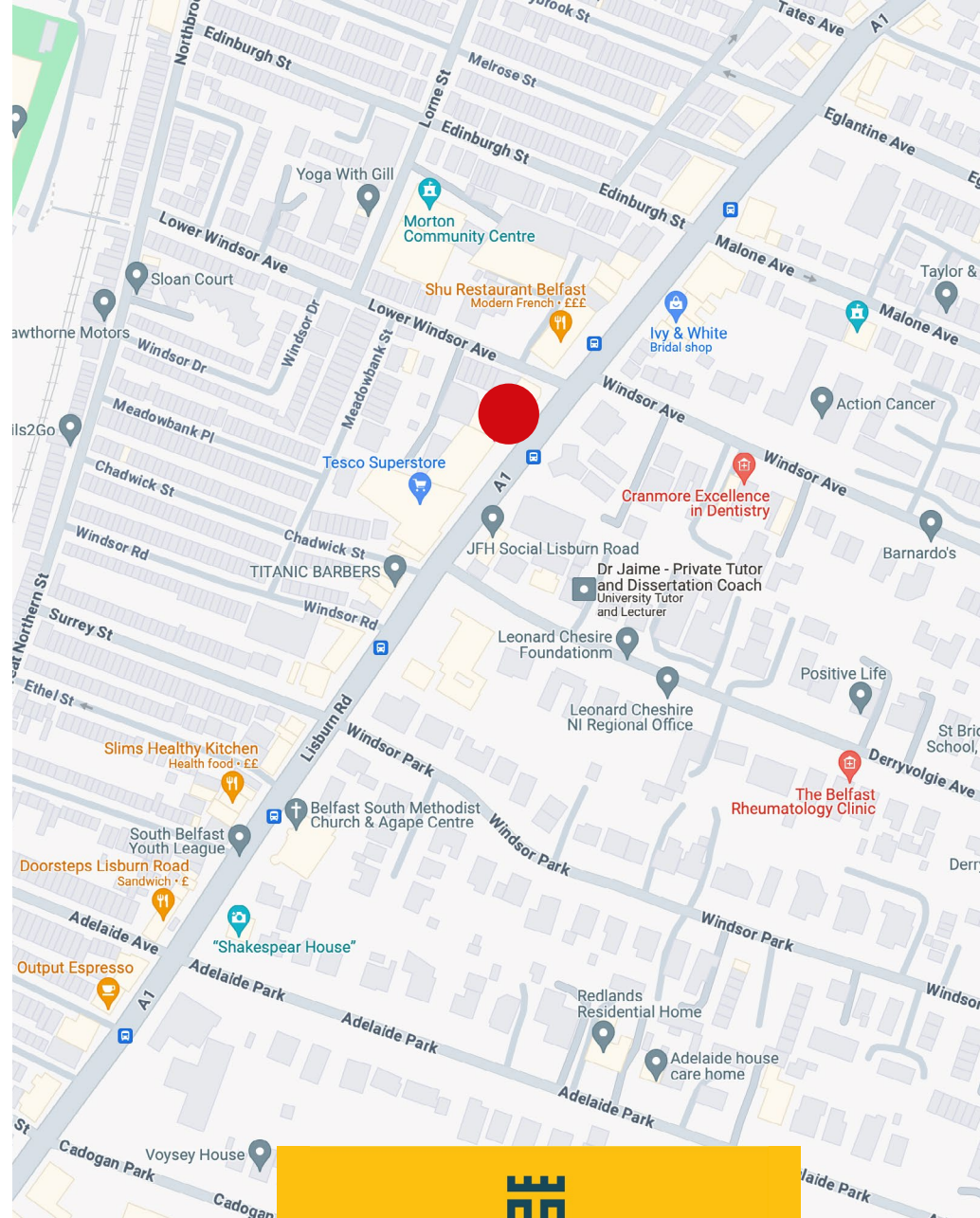
- The subject property occupies a prime location on the Lisburn Road, renowned for its popular shopping boutiques, restaurants and bars.
- The Lisburn Road is one of the main arterial routes into Belfast City Centre, with a high volume of passing vehicular and pedestrian traffic.
- Local occupiers include French Village, Foodies, Tesco's, Savers and Shu Restaurant.

DESCRIPTION

- The modern ground floor retail unit is finished to a superb standard to include pvc flooring, suspended ceilings, cladded / plastered walls and a full glass front.
- The premises are approximately 798 sq ft
- Services undertaken by the business include eco drycleaning, general laundry, eco refills, retail sale of zero waste products, passport photos and alterations & repairs
- Full inventory available on request.

ACCOMMODATION

Description	Sq M	Sq Ft
All Ground Floor	74	798



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ACCOUNTS

The trading accounts of the business will be provided to genuinely interested parties only, on the signing of a non-disclosure agreement.

LEASE DETAILS

Term: Lease expiry 30/04/2024 (landlord open to renewing)
Rent: £15,000 per annum exclusive.
Repairs & Insurance: Tenant responsible for internal repairs and reimbursement of a fair proportion of the building insurance premium to the Landlord.
Service Charge: Levied to cover a fair proportion of the cost of external repairs and any other reasonable outgoings of the Landlord.

SALES DETAILS

Price: Price on application.
The sale includes the trading name, goodwill, fixtures and fittings.

RATES

We understand that the property has been assessed for rating purposes, as follows:

NAV: £13,000

Rate in £ 2023/24 = 0.572221

Therefore Rates Payable 2023/24 = £7,438.87

Note: Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

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

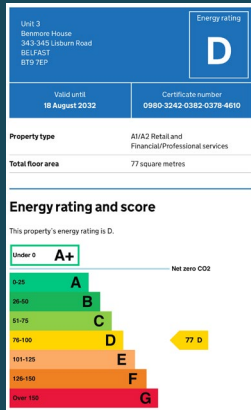


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EPC



CONTACT

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