



For Sale Retail Investment

141 Lisburn Road, Belfast BT9 7AG



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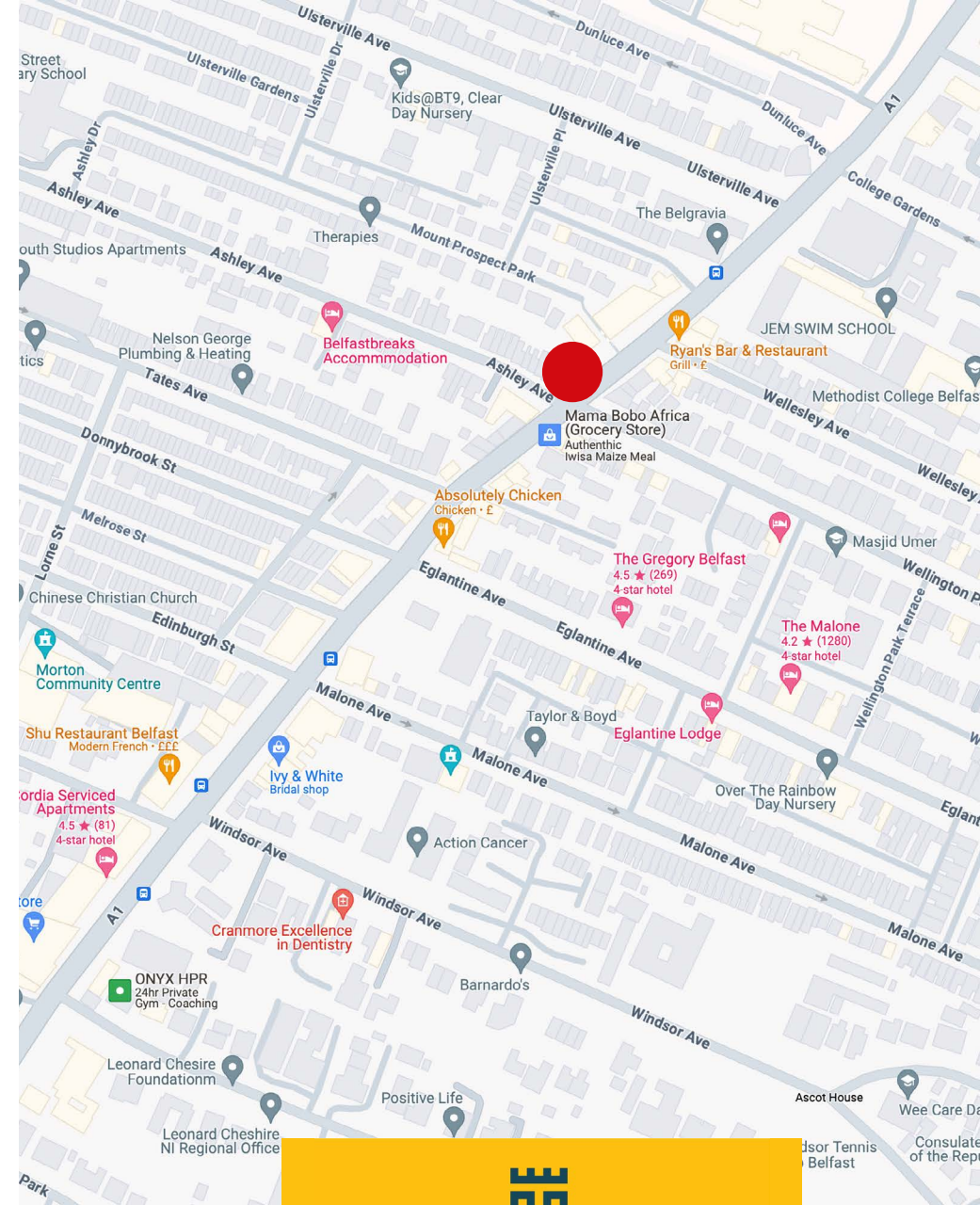
028 90 500 100

SUMMARY

- The property occupies a prominent location on a busy part of the Lisburn Road, one of Belfast's premier suburban retail locations.
- Occupiers within the area include Caffè Nero, Cuckoo and Clear Pharmacy.
- Lisburn Road is synonymous with high end fashion, art galleries, furniture outlets and eateries.
- The location of the premises allows for easy access to the City Centre, M1 and Westlink Motorway network and is located in a densely populated and aspirational Lisburn Road/Malone Road area.
- The premises benefit from recent refurbishment.
- Long-term established tenant in place.

LEASE DETAILS

Tenant:	Subway Realty Limited
Term:	10 years from 9th August 2023
Rent:	£20,000 per annum from 9th August 2023 until 8th August 2027, then £22,000 per annum, exclusive.
Rent Review:	Upwards only at the expiry of the fifth year.
Option to Determine:	Tenant has an option to determine the lease on 9th August 2029.
Repairs & Insurance:	Tenant responsible for all repairs to the premises and reimbursement of the insurance premium to the Landlord.



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ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Sales Area	79.25	853
	Store	4.65	50
First Floor	Office 1	19.23	207
	Office 2	11.33	122
	Office 3	30.94	333
	Male & Female WC's		
Second Floor	Store	30.66	330
Total Net Internal Area		176.06	1,895

TITLE

Assumed Freehold or Long Leasehold, subject to a nominal ground rent.

RATES

We understand from Land & Property Services that the Net Annual Value is as follows:

NAV = £15,600

Rate in £ 2024/25 = 0.599362

Estimated rates payable 2024/25 = £9,350.05

PRICE

We are seeking offers in excess of £250,000, exclusive of VAT.

VAT

The premises are not registered for Value Added Tax.



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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

One Lanyon Quay, Belfast BT1 3LG

02890 500 100

property@mckibbin.co.uk

www.mckibbin.co.uk

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