

TO LET

FIRST FLOOR CASCADE HOUSE
229-235 LISBURN ROAD, BELFAST, BT9 7EN

**Campbell
Cairns**
Commercial

028 9024 9024



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LOCATION

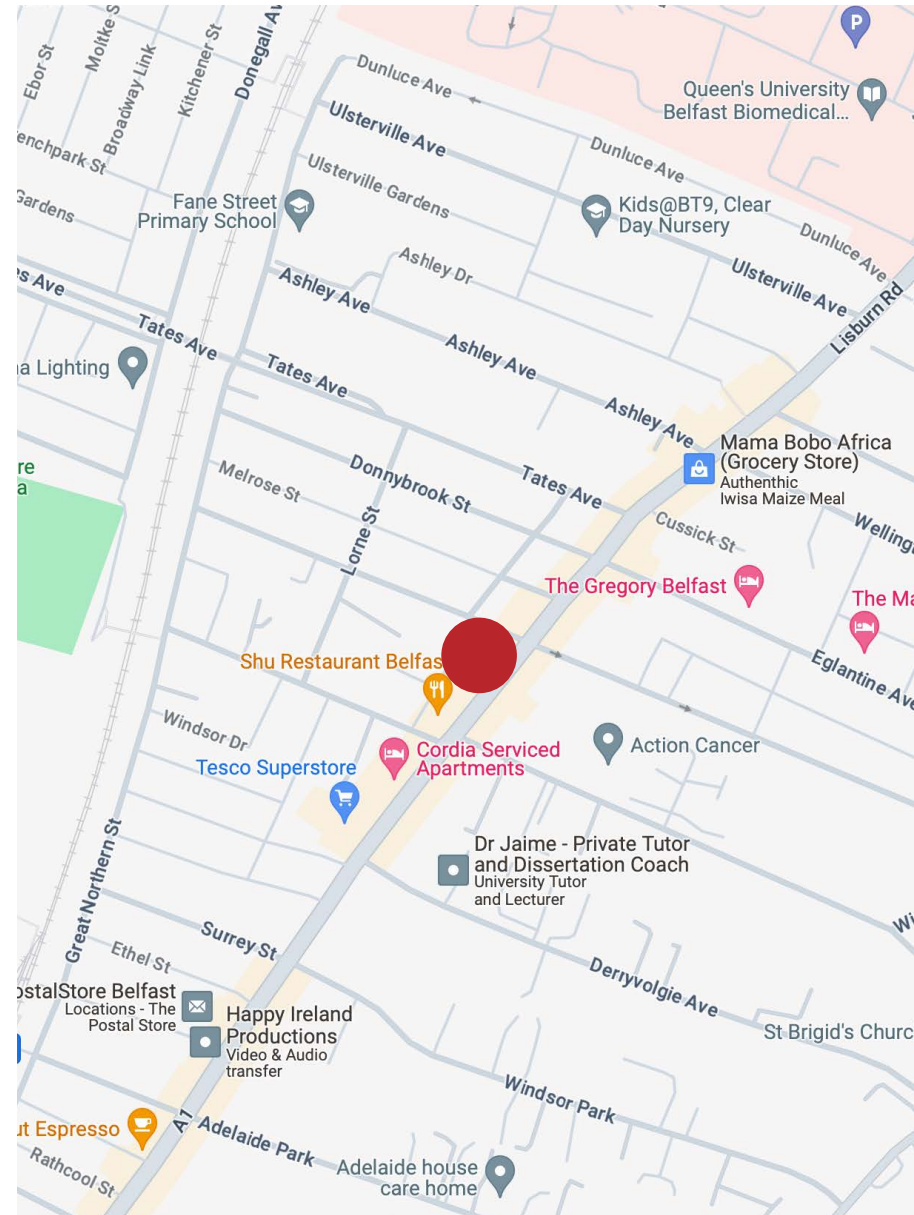
The subject property occupies a prominent location on the Lisburn Road, one of Belfast's most prestigious arterial routes for retailers. Located one mile from Belfast City Centre. The Lisburn Road leads south to Finaghy and Dunmurry benefitting from a high volume of passing traffic.

Surrounding occupiers include Blush Boutique, Shu Restaurant and Ivy & White Bridal Boutique.

DESCRIPTION

The first floor unit comprises an open plan area with 5 individual rooms around the centre also included is a kitchen and WC facilities.

The unit is finished to include plastered and painted walls and covered floors. It also is provided with an intruder alarm.



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ACCOMMODATION

The first floor provides the following approximate areas:

Description	Sq Ft	Sq M
First Floor Approx.	1089	101.17

NAV

We have been advised by Land and Property Services that the NAV of the property is £11,800, giving an annual rates bill of approximately £7,072.

LEASE DETAILS

Term:	A new 3 year lease
Rent:	£12,000 per annum exclusive
Repairs:	Tenant responsible for internal repairs.
Insurance:	Tenant to reimburse the landlord with a fair proportion of the cost of insuring the building.
Service Charge:	Tenant responsible for a fair proportion of the cost of upkeep of the common areas including exterior repair.

VAT

Prices, outgoings and rent do not include VAT which may be chargeable





For viewing appointments please contact:

Emily Law

07703 809256

emily@campbellcairns.com

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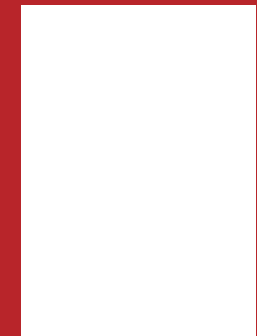
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EPC



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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/uksi/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 Campbell Cairns. 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.