

**TO LET**

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



**028 9024 9024**



## TO LET FIRST FLOOR CASCADE HOUSE

229-235 LISBURN ROAD, BELFAST, BT9 7EN

### LOCATION

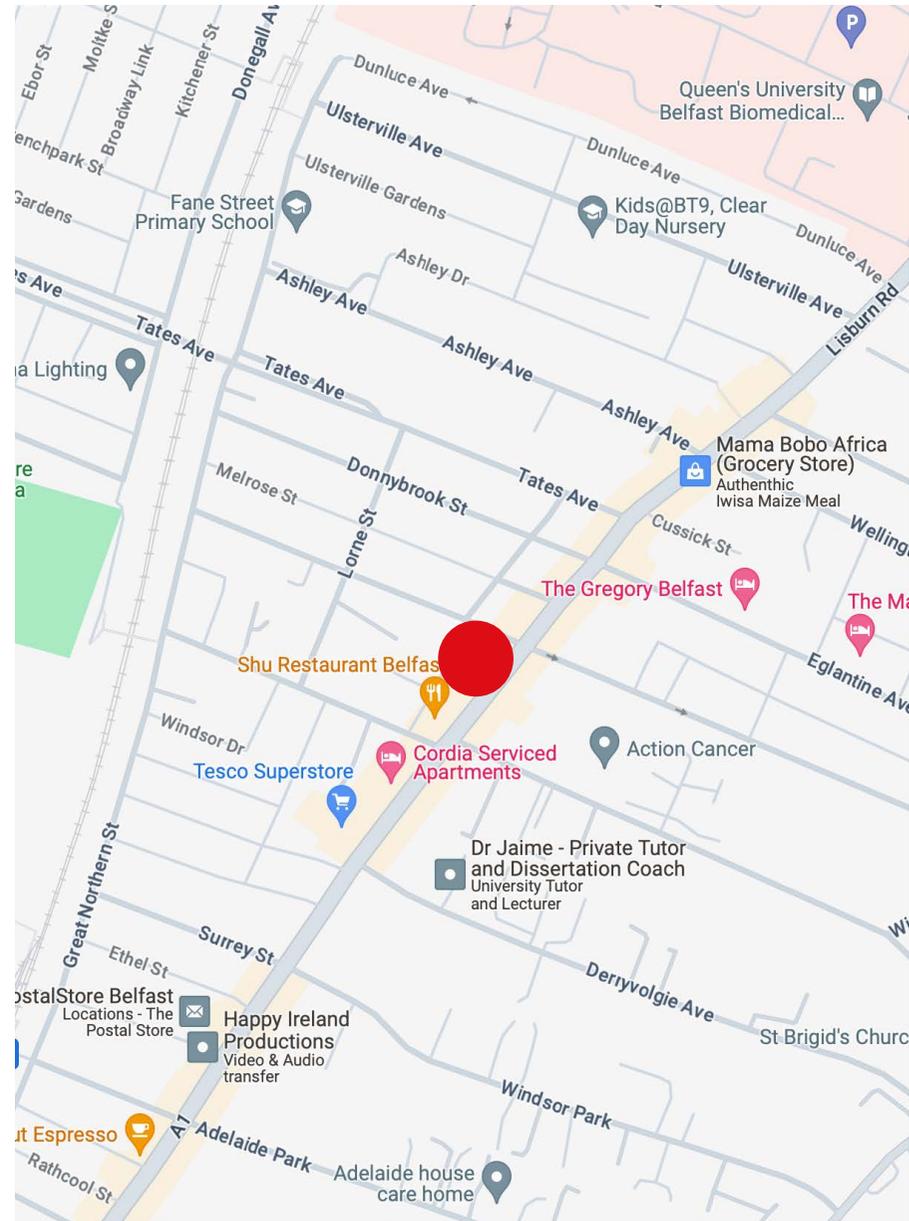
The subject property occupies a prominent location on the Lisburn Road, one of Belfast's most prestigious arterial routes for retailers. Located one mile from Belfast City Centre. The Lisburn Road leads south to Finaghy and Dunmurry benefitting from a high volume of passing traffic.

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.



## TO LET FIRST FLOOR CASCADE HOUSE

229-235 LISBURN ROAD, BELFAST, BT9 7EN

### 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@campbellcommercial.co.uk](mailto:emily@campbellcommercial.co.uk)

**Campbell Commercial**

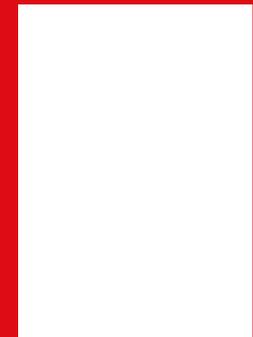
Scottish Provident Building, 7 Donegall Square West, Belfast, BT1 6JH

028 9024 9024

[info@campbellcommercial.co.uk](mailto:info@campbellcommercial.co.uk)

[campbellcommercial.co.uk](http://campbellcommercial.co.uk)

EPC



**Disclaimer** - Campbell Cairns (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Campbell Cairns or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Campbell Cairns cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Campbell Cairns has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Campbell Cairns will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

**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.