



**To Let Fully Fitted Retail Unit**  
713 Lisburn Road, Belfast BT9 7GU



**McKIBBIN**  
COMMERCIAL

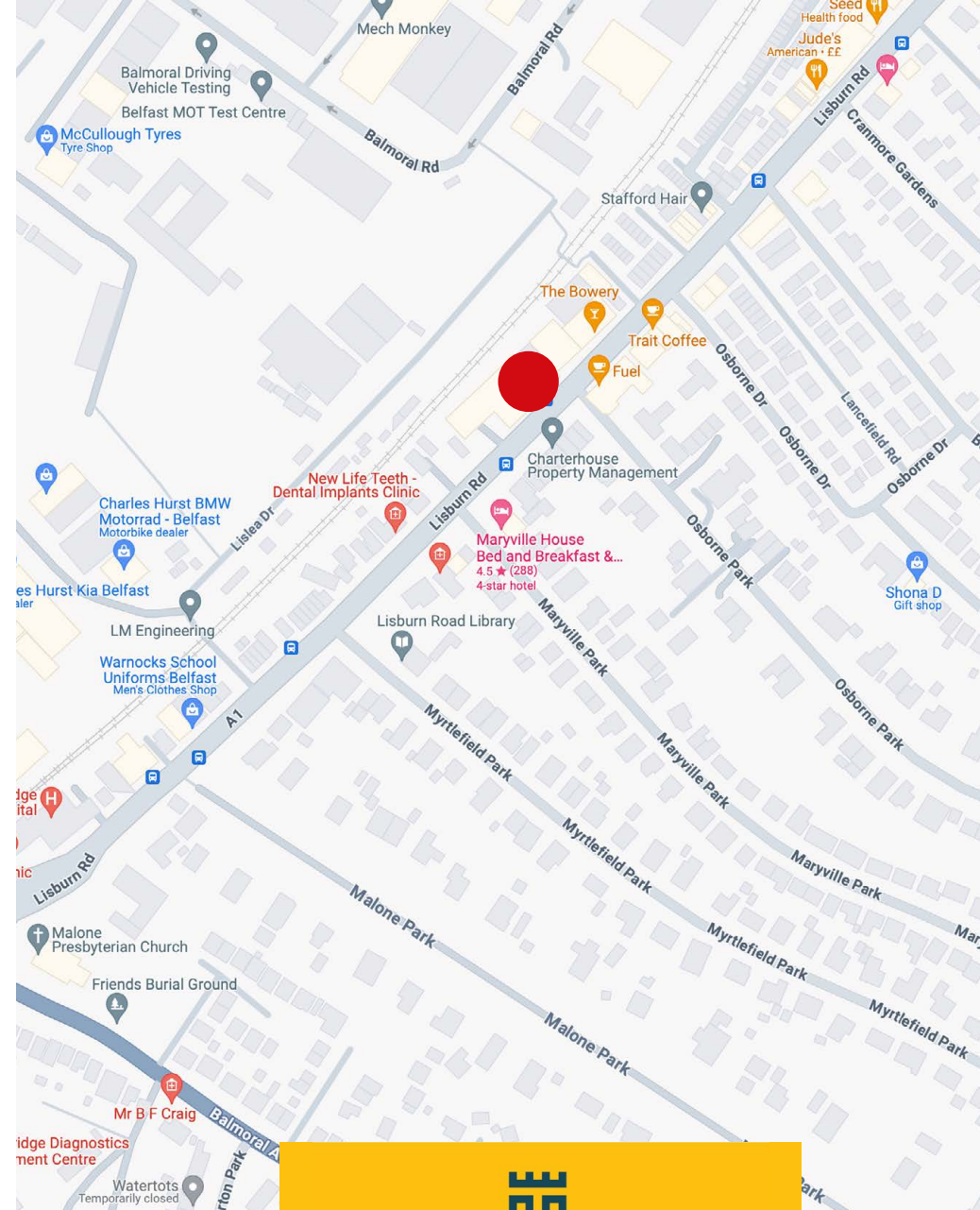
**028 90 500 100**

## LOCATION

- The Lisburn Road is one of the main arterial routes into Belfast City Centre with high volumes of passing vehicular and pedestrian traffic.
- The premises is situated approximately 2.5 miles south of Belfast City Centre what is arguably Belfast's busiest and most fashionable arterial route.
- Lisburn Road is synonymous with high end fashion, art galleries, furniture outlets and eateries.
- The location of this property allows for ease of access to the city centre, M1 and Westlink motorway network and is also located in the densely populated and aspirational Lisburn / Malone Road.

## DESCRIPTION

- Located on the Lisburn Road, arguably Belfast's premier suburban location.
- The premises are fitted to a high standard to include tiled floors, smooth plastered and painted ceilings with spotlighting.
- The premises benefit from air conditioning.
- The premises would be suitable for a wide range of retail uses and is available with minimal ingoing expenditure.
- Alternative uses would be considered, subject to the necessary statutory consents.
- Nearby occupiers include Space NK, Orenda Living, Bang & Olufsen, Max Mara Weekend, Oliver Bonas, The Crafty Vintner and The Bowery.
- Other retailers on the Lisburn Road include Marks & Spencer Simply Food, Tesco, Holland & Barrett and Poundland.



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## ACCOMMODATION

Description	Sq M	Sq Ft
Ground Floor	209.3	2,253
First Floor	257.5	2,772
Second Floor	166.5	1,792
<b>Total Net Internal Area</b>	<b>633.3</b>	<b>6,817</b>

## LEASE DETAILS

Term:	10 years.
Rent:	£72,500 per annum, exclusive.
Rent Reviews:	Upwards only at the expiry of the fifth year.
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.

## RATES

We understand from Lands & Property Services that the Net Annual Values are as follows:

Net Annual Value	£50,000
Rate in £ 2024/25	0.599362
Rates payable 2024/25 =	£29,968.10

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

## VAT

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



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## EPC

**Energy performance certificate (EPC)**

Address	100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000	Issue date	10 June 2018
Current rating	C	Current energy cost	£105.00 per year
Property type	A1A2 Retail and Financial/Professional services		
Total floor area	472 square metres		

**Energy rating and score**

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's energy emissions are likely to be.

**How this property compares to others**

Properties enter in the one local area rating.

If newly built: **A+**

Typical of the existing stock: **C**

## CONTACT

For further information or to arrange a viewing contact:

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