



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



McKIBBIN
COMMERCIAL

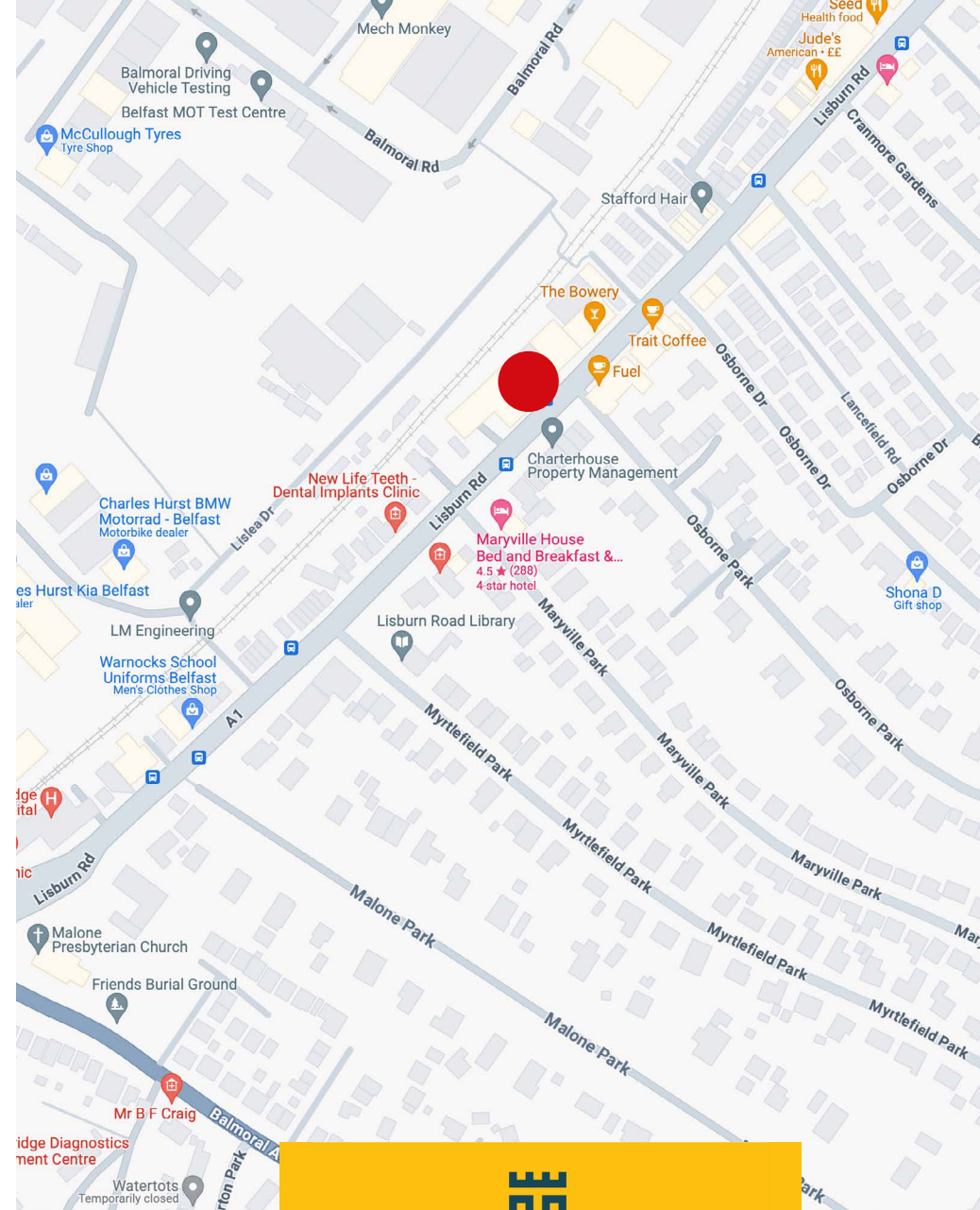
028 90 500 100

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.



To Let Fully Fitted Retail Unit

713 Lisburn Road, Belfast BT9 7GU



McKIBBIN
COMMERCIAL

028 90 500 100

ACCOMMODATION

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

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.



To Let Fully Fitted Retail Unit

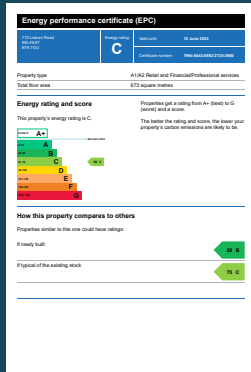
713 Lisburn Road, Belfast BT9 7GU



McKIBBIN
COMMERCIAL

028 90 500 100

EPC



CONTACT

For further information or to arrange a viewing contact:

Ryan McKenna

rmck@mckibbin.co.uk

Scott Lawther

sl@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

Follow us for up-to-date news and information!



McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatever in relation to this property. As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 – <http://www.legislation.gov.uk/uksi/2017/692/made>. In accordance with legislation, 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 McKibbin Commercial. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.

