



To Let Retail Unit (By Way of Assignment)

Ground Floor, 545 Lisburn Road, Belfast, BT9 7GQ



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

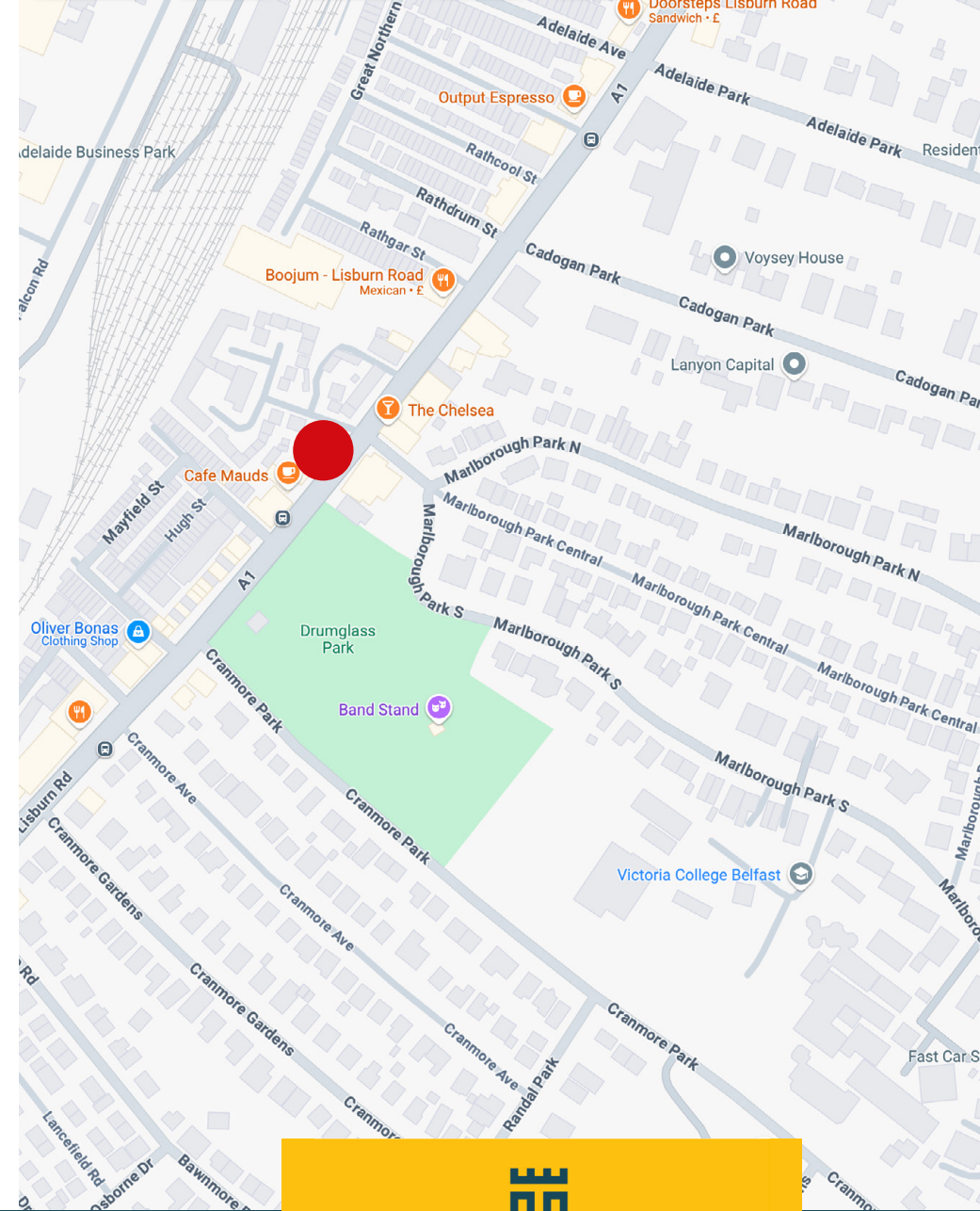
- Fantastic retail unit to let by way of assignment.
- Prominent frontage onto the Lisburn Road.
- Surrounded by a large catchment of housing.

LOCATION

- The Lisburn Road is one of Belfast's most successful suburban retailing destinations with a combination of retail units, restaurants, bars and high density housing.
- Benefits from nearby parking and fantastic public transport.
- Local retailers include Green's Pizza, Café Mauds, Pizza Express, Hougga Heat Design, Yo Burger, Spoon Street and The Juice Jar.

DESCRIPTION

- The subject is a ground floor Gelato retailer with an open plan counter/sales area, rear store and WC.
- The unit is finished to include a glass shop front and aluminium signage. Internally it has recently been refurbished to include a tiled floor, painted walls and a mixture of recessed and suspended lighting.
- The unit would be suitable for a variety of uses, subject to the necessary planning consents.



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ACCOMMODATION

Description	Sq M	Sq Ft
Sales Area	27.73	298
Office / Store	8.11	87
WC		
Total	35.84	385

LEASE DETAILS

Term:	5 years from 14th December 2020.
Rent:	£10,000 per annum, exclusive.
Security Deposit:	The incoming Tenant may be required to place a deposit as security in case of default. The Landlord may also ask the Tenant to provide a guarantor.
Repairs & Insurance:	Tenant responsible for internal repairs and reimbursement of the Building Insurance premium to the Landlord.
Service Charge:	Levied to cover a fair proportion of the cost of external repairs, building insurance premium and other reasonable outgoings of the Landlord.

RATES

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

NAV = £8,550

Rate in £ 2024/25 = 0.599362

Rates payable 24/25 = £4,099.64

(inc 20% Small Business Rates Relief – enquiries should be made directly with LPS regarding this)

VAT

All prices and outgoings are exclusive of but may be liable to Value Added Tax.

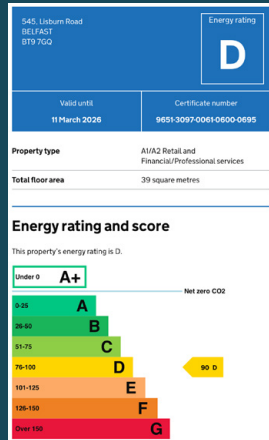


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EPC



CONTACT

For further information or to arrange a viewing contact:

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