



To Let

RENT PRICE

Offers around

£9,750

Per annum exclusive

551-555 Lisburn Road, First Floor with Part Second Floor, Belfast, BT9 7GS

Highlights

- Office space extending to c. 1,900 sq. ft.
- Prominent location on Lisburn Road
- Available immediately
- Rent: offers around £11,000 per annum exclusive

Location

- The Lisburn Road is one of the main arterial routes leading south from Belfast city centre and one of Belfast's most desirable suburban commercial locations.
- The subject occupies a prominent position on the Lisburn Road, on the first floor with part second floor above Pizza Express. The location of the building and size of the unit makes the office suitable for a variety of businesses. The surrounding area consists of a mixture of convenience retailers and various local restaurants, bars, boutiques, and offices along with residential properties.
- Non-domestic occupiers within the immediate vicinity include Café Mauds, Spoon Street and The Chelsea Cocktail Bar.



Description

The subject property is a large first-floor office suite with second floor stores extending to c. 1,900 sq. ft. Internally the unit offers a reception area, 6 individual offices, fully fitted kitchen, shower and WC's towards the rear.

Rateable Value

We have been advised by Land & Property Services of the following:

Net Annual Value: £18,600.00

Rate in the £ 2023/2024: 0.599362

Estimated Rates Payable: £11,148

Lease details

Term

Minimum of a 5-year lease

Rent

Offers around £11,000 per annum exclusive

Repairs

Full repairing and insuring terms

VAT

All prices quoted are exclusive of and may be subject to VAT.

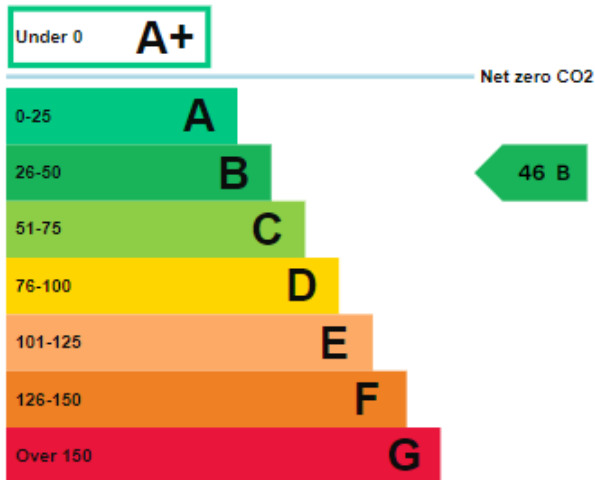
Unit Size

C. 1,900 Square feet



Energy rating and score

This property's current energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Contact

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