

**To Let Retail Premises** Unit 2 The Lesley Building, 343-353 Lisburn Road, Belfast BT9 7EP **McKIBBIN** COMMERCIAL **028 90 500 100** 

# SUMMARY

- Modern retail unit situated on the Lisburn Road, close to the junction of Lower Windsor Avenue.
- Fitted out to a reasonable standard and available for immediate occupation.

## LOCATION

- The subject property occupies a prime location on the Lisburn Road, renowned for its popular shopping boutiques, restaurants and bars.
- The Lisburn Road is one of the main arterial routes into Belfast City Centre, with a high volume of passing vehicular and pedestrian traffic.
- Occupiers include French Village, Clarkes Drycleaners, Tesco's, Savers and Shu Restaurant.

## DESCRIPTION

- The modern ground floor retail unit is finished to a reasonable standard to include partly tiled and wooden floors, suspended ceilings and sub-divided into a number of individual rooms.
- The premises are approximately 990 sq ft.

#### Tates Ave Edinburgh St Melrose Eglantine Ave Edinburgh St Yoga With Gill Edinburgh St 0 63 Lower Windsor Ave Morton **Community Centre** Taylor & Sloan Court Shu Restaurant Belfast Malone A Ivy & White awthorne Motors B Action Cancer ils2Go **Fesco Supersto** Cranmore Excellence in Dentistry wick St JFH Social Lisburn Road Barnardo's Dr Jaime - Private Tutor TITANIC BARBERS and Dissertation Coach Iniversity Tuto Surrey St and Lecture Leonard Chesire Foundationm Positive Life Leonard Cheshire NI Regional Office St Bri School lims Healthy Kitcher The Belfast Rheumatology Clinic Belfast South Methodist Church & Agape Centre South Belfast Youth Leagu Doorsteps Lisburn Road Adelaide Ave Windsor Par "Shakespear Hous Adelaide Par Output Espresso 0 Windso Redlands **Residential Home** Adelaide house care home Cadogan Park Voysey House laide Park Cadog **McKIBBIN** COMMERCIAL 028 90 500 100

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#### ACCOMMODATION

| Description      | Sq M | Sq Ft |
|------------------|------|-------|
| All Ground Floor | 92   | 990   |

### **LEASE DETAILS**

| Term:                | 10 years.   |
|----------------------|---|
| Rent:                | £18,500 per annum exclusive.                                      |
| Rent Review:         | Upwards only at the expiry of the fifth year.                     |
| Repairs & Insurance: |   |
|                      | 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 that the property has been assessed for rating purposes, as follows: NAV: £15,300 Rate in £ 2024/25 = 0.599362

Therefore Rates Payable 2023/24 = £ £9,170.24

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

## VAT

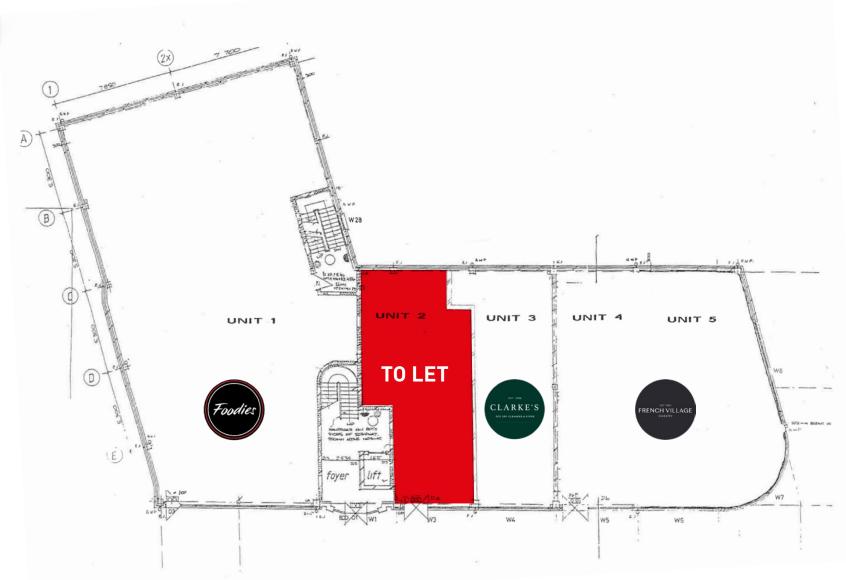
All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.



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#### EPC





#### CONTACT

For further information or to arrange a viewing contact: **Ryan McKenna** rmck@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

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# ayout Plan - Not to Scale