



Instinctive
Excellence
in Property.

To Let

Commercial Unit
c. 600 sq ft (55.7 sq m)

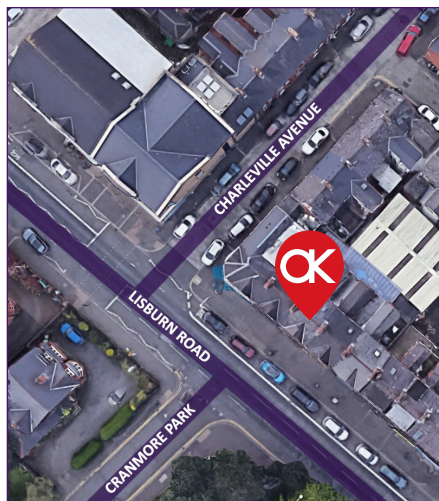
591A Lisburn Road
Belfast
BT9 7GS

OFFICE



OFFICE

Location Map



Location

The premises fronts the main Lisburn Road, approximately 2.4 miles from Belfast City Centre. The Lisburn Road benefits from a mixture of commercial and residential amenities as well as a high level of footfall. The property is in a prime location along the Lisburn Road with neighbouring occupiers such as Connected Health, Oliver Bonas and Café Mauds.

Description

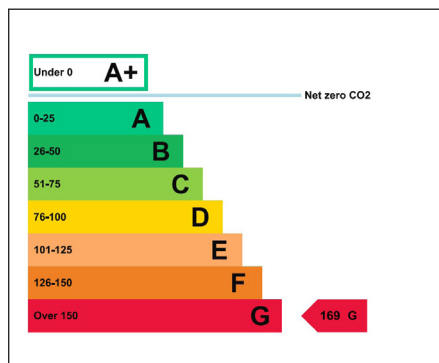
The property is arranged over first and second floor with access available at ground floor level. The premises is in need of some modernisation and was previously occupied as a dental practice however would be suitable for a range of uses subject to planning permission. The internal specification consists of carpet flooring, wood panel walls, suspended ceilings, and painted/plastered walls on the second floor.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
1st Floor Reception	121	11.2
1st Floor	257	23.9
2nd Floor	222	20.6
Total	600	55.7

EPC



Lease Details

Rent: £8,500 per annum exc
Term: Negotiable
Incentives available subject to lease length and covenant strength.

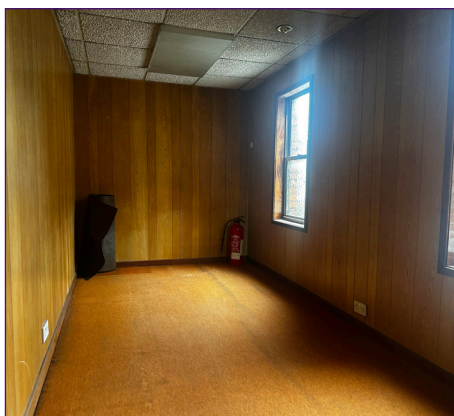
VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £4,950
Estimated rates payable: £2,966.84



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CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

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