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TO LET

First Floor, 477 Lisburn Road, Belfast, BT9 7EZ

Own Door Office / Studio Accommodation of c. 665 sq ft

LOCATION

The subject is located on the Lisburn Road, one of Belfast's main arterial routes and one of the city's most affluent retail, restaurant and fashion destinations, whilst also being synonymous with business users and office occupiers.

The property is situated on one of the busiest sections of the road and benefits from high levels of passing vehicular and pedestrian traffic.

DESCRIPTION

The subject comprises own door office / studio accommodation arranged over first floor level and is fitted to include painted / plastered walls, timber / wood laminate flooring, low energy panel lighting, kitchen and WC facilities. The property is fitted with gas fired central heating and benefits from on-street car parking directly opposite.

Occupiers in the vicinity include Bedeck, Gormleys Art Gallery, Output Coffee and Featherston Agents with Marks and Spencer Simply Food located a short walk away.

The property would be suitable for a variety of uses, subject to any necessary planning / statutory / landlord consents.

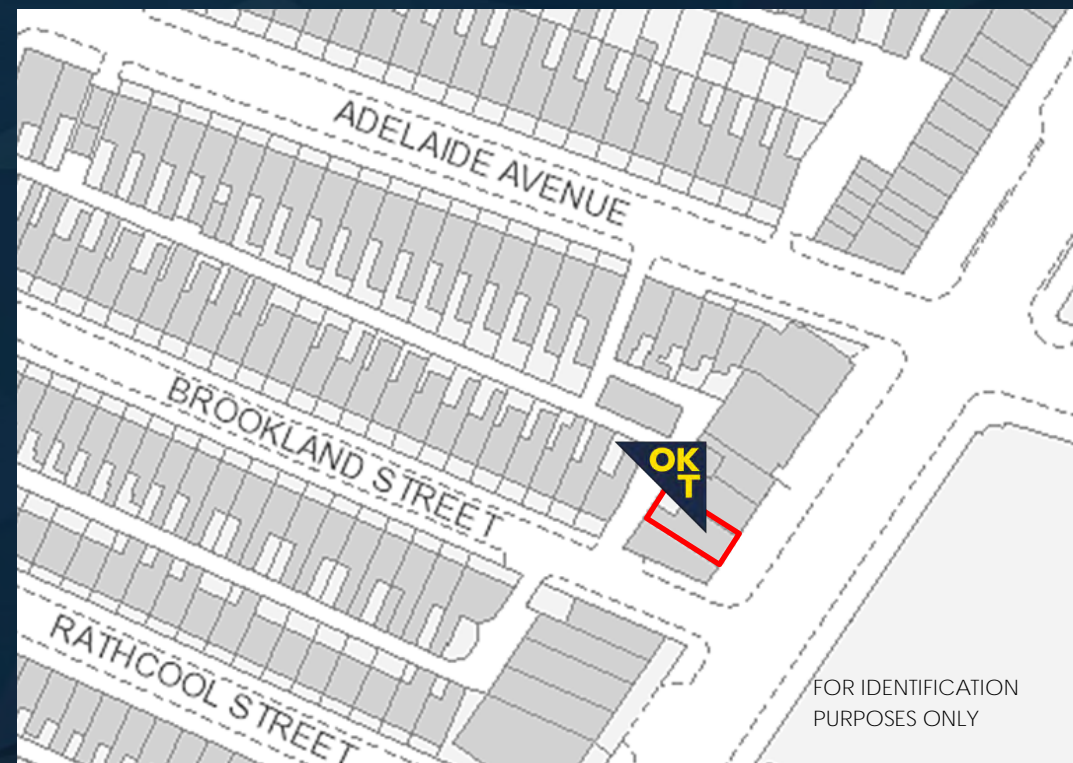
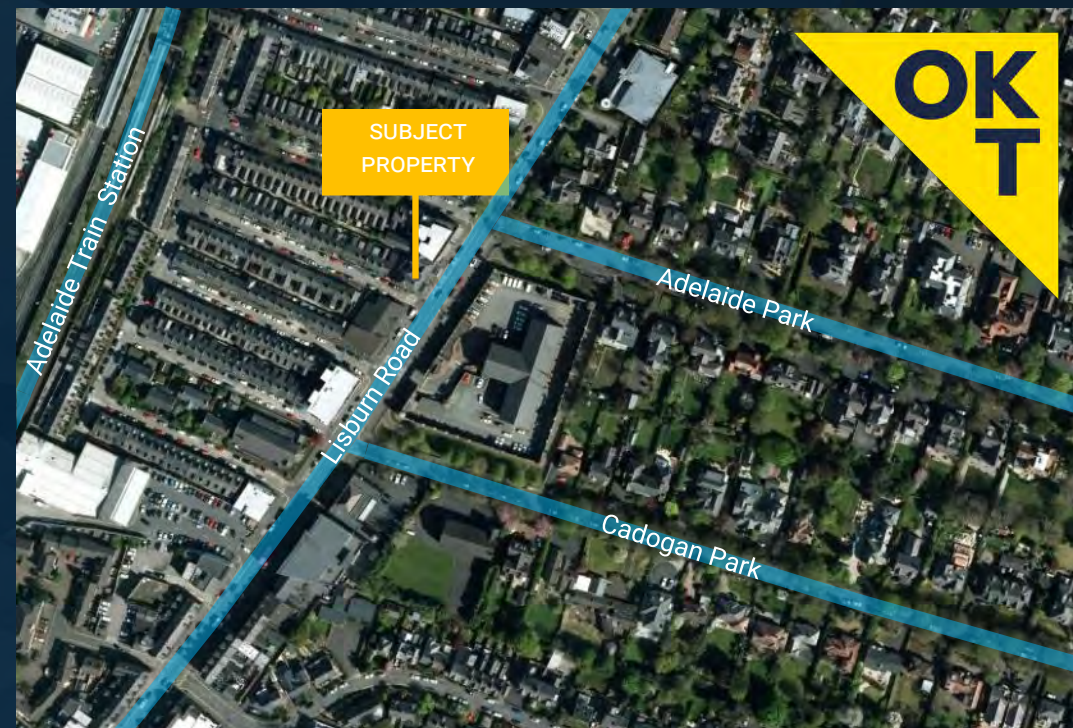
ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Open Plan Office	c. 43 sq m	461 sq ft
Office	c. 12 sq m	129 sq ft
Store	c. 1 sq m	12 sq ft
Kitchen	c. 9 sq m	97 sq ft
WC		
TOTAL NIA	c. 62 sq m	c. 665 sq ft

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: 10029



LEASE DETAILS

RENT: £8,000 per annum plus VAT
TERM: Remainder of a 5 year lease from 1 April 2022 (expires 31 March 2027)
New longer lease available by negotiation.
REPAIRS / INSURANCE: Effective full repairing and insuring lease by way of Service Charge contribution
SERVICE CHARGE: To be confirmed
VAT: All prices, outgoings etc are exclusive of, but are subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

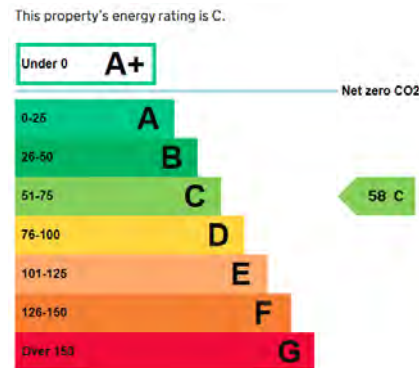
NAV (RATES PAYABLE)

NAV: £6,800

Estimated rates payable in accordance with LPS Website: £4,075.66

NOTE: The property is eligible for small business rate relief which would reduce the rates by a further 20%

All prospective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

IAIN MCCABE

iain.mccabe@okt.co.uk

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.