



For Sale Retail Investment
619 Lisburn Road, Belfast BT9 7GT



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

- The property occupies a prominent location on a busy part of the Lisburn Road, one of Belfast's premier suburban retail locations.
- Occupiers within the area include Jojo Maman Bebe, Canvas, Aura Day Spa, Seed, Kaffe O, Honey & Eden Park
- Lisburn Road is synonymous with high end fashion, art galleries, furniture outlets and eateries.
- The location of the premises allows for easy access to the City Centre, M1 and Westlink Motorway network and is located in a densely populated and aspirational Lisburn Road/ Malone Road area.
- Long-term established tenants in place.

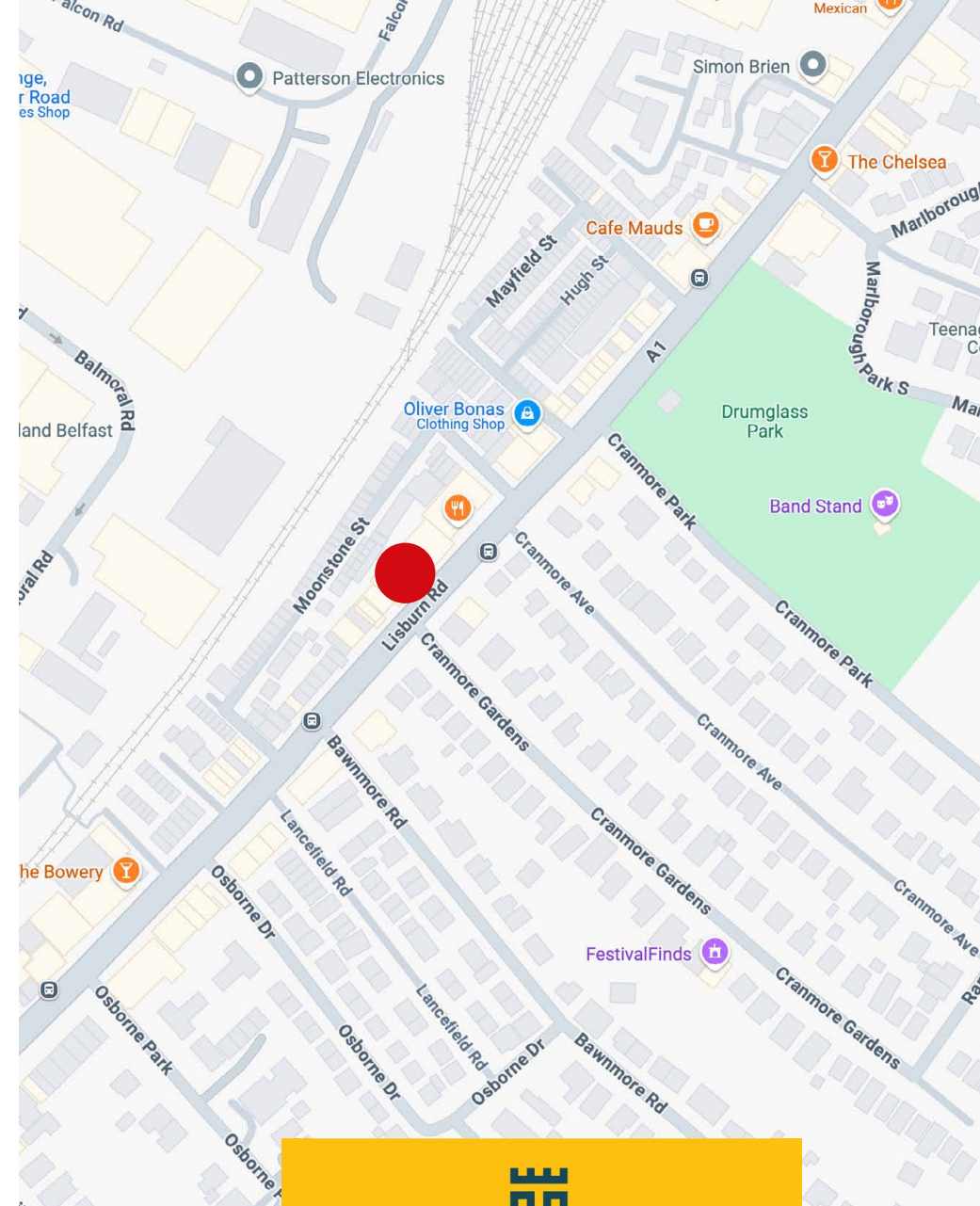
LEASE DETAILS

Ground Floor

Tenant: Mr Stewart Lilley
Term: 5 years from 1st January 2025
Rent: £18,500 per annum, exclusive
Repairs & Insurance: Tenant responsible for internal repairs to the premises and reimbursement of a fair proportion of the building insurance premium to the Landlord.

First & Second Floor

Tenant: GH (Belfast) Ltd
Guarantor: Tony Hill
Term: 6 years from 1st November 2021
Rent: £12,000 per annum, exclusive
Rent Review: 1st November 2024
Repairs & Insurance: Tenant responsible for all repairs to the premises and reimbursement of a fair proportion of building insurance premium to the Landlord.
Service Charge: Levied to cover a fair proportion of the Landlord's cost of external repairs, agent's management fees and any other reasonable outgoings of the Landlord.



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ACCOMMODATION

Description	Sq M	Sq Ft
Ground Floor	72.60	782
First Floor	42.73	460
Second Floor	25.96	280
Total Net Internal Area	141.29	1,522

TITLE

Assumed Freehold or Long Leasehold, subject to a nominal ground rent.

RATES

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

Ground Floor = £15,600

First & Second Floor = £ 6,600

Rate in £ 2024/25 = 0.599362

Estimated rates payable 2024/25

Ground Floor = £9,350.05

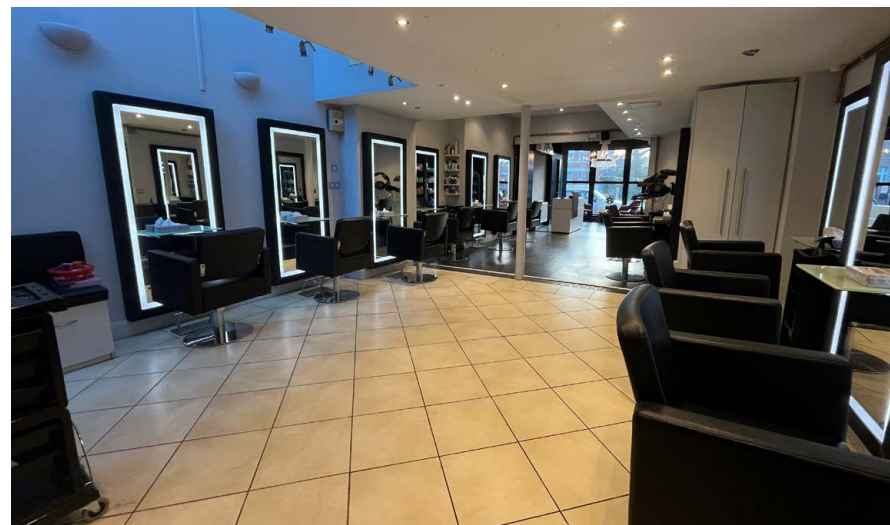
First & Second Floor = £3,955.79

PRICE

We are seeking offers in excess of £375,000, exclusive of VAT.

VAT

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



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EPC

Awaiting EPC

CONTACT

For further information or to arrange a viewing contact:

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