

**OK
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TO LET

214 Lisburn Road, Belfast, BT9 6GD

Prominent Retail Premises of c. 991 sq ft with the Benefit of Additional Pavement Retail / Seating Area

LOCATION

The subject property is located on the Lisburn Road, one of Belfast's main arterial routes and also one of Belfast's most affluent retail, restaurant and fashion destinations.

The subject is located on a busy section of the road directly opposite Tesco and benefits from high levels of passing vehicular and pedestrian traffic.

DESCRIPTION

The property comprises well apportioned retail accommodation over the ground and first floors most recently utilised as a barbers with pavement space to the front suitable for an external seating area.

Internally the unit is finished to an excellent standard throughout to include wood laminate flooring, painted / plastered walls , floor to ceiling glazed aluminium shop front with internal roller shutter, kitchen and WC.

The premises are suitable for a wide variety of uses, trades and services, subject to any necessary planning / statutory consents.

Neighbouring occupiers include Tesco Superstore, Dream Doors , Mortgage First and Wineflair

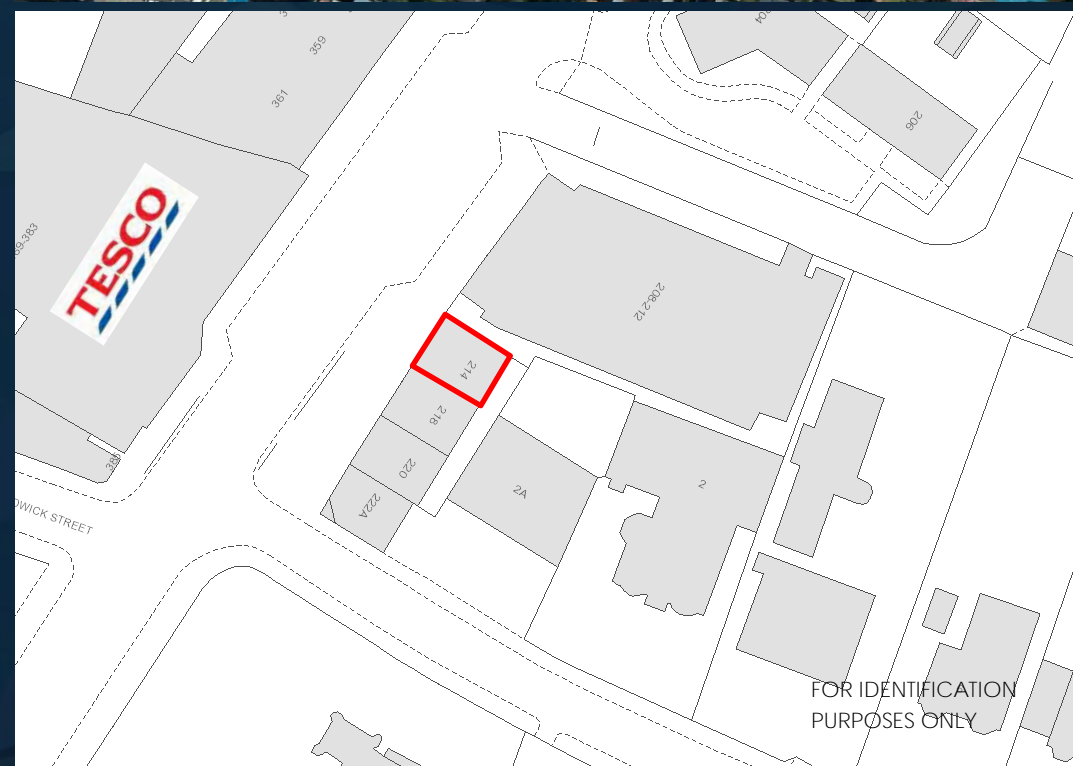
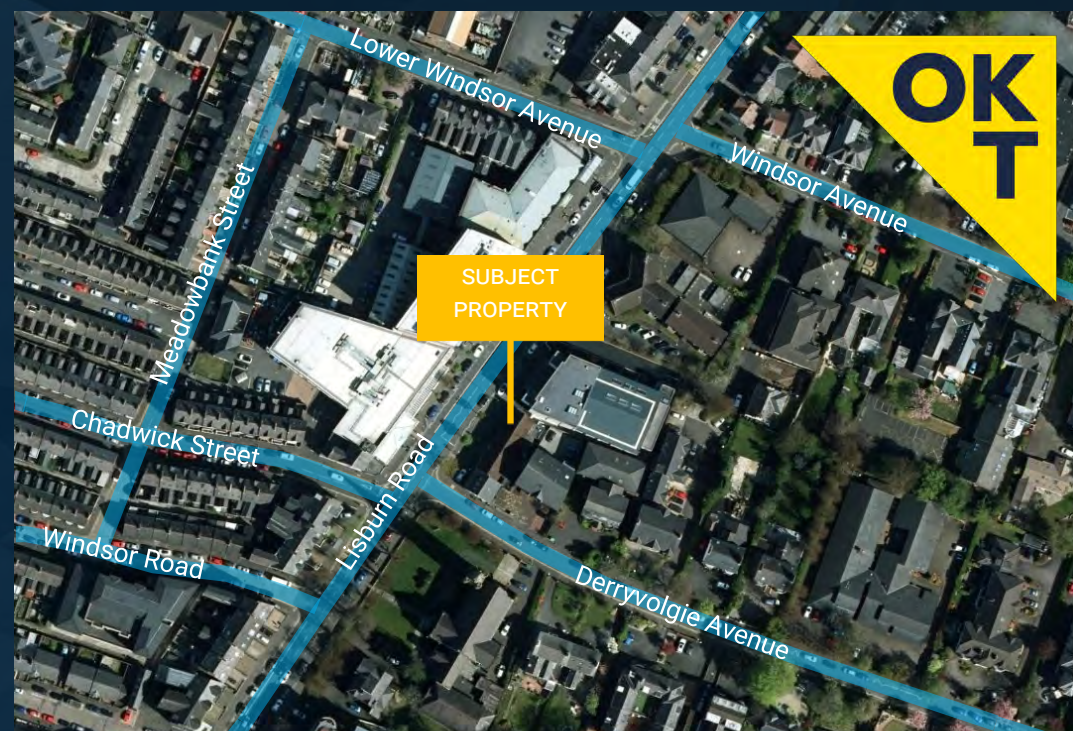
ACCOMMODATION

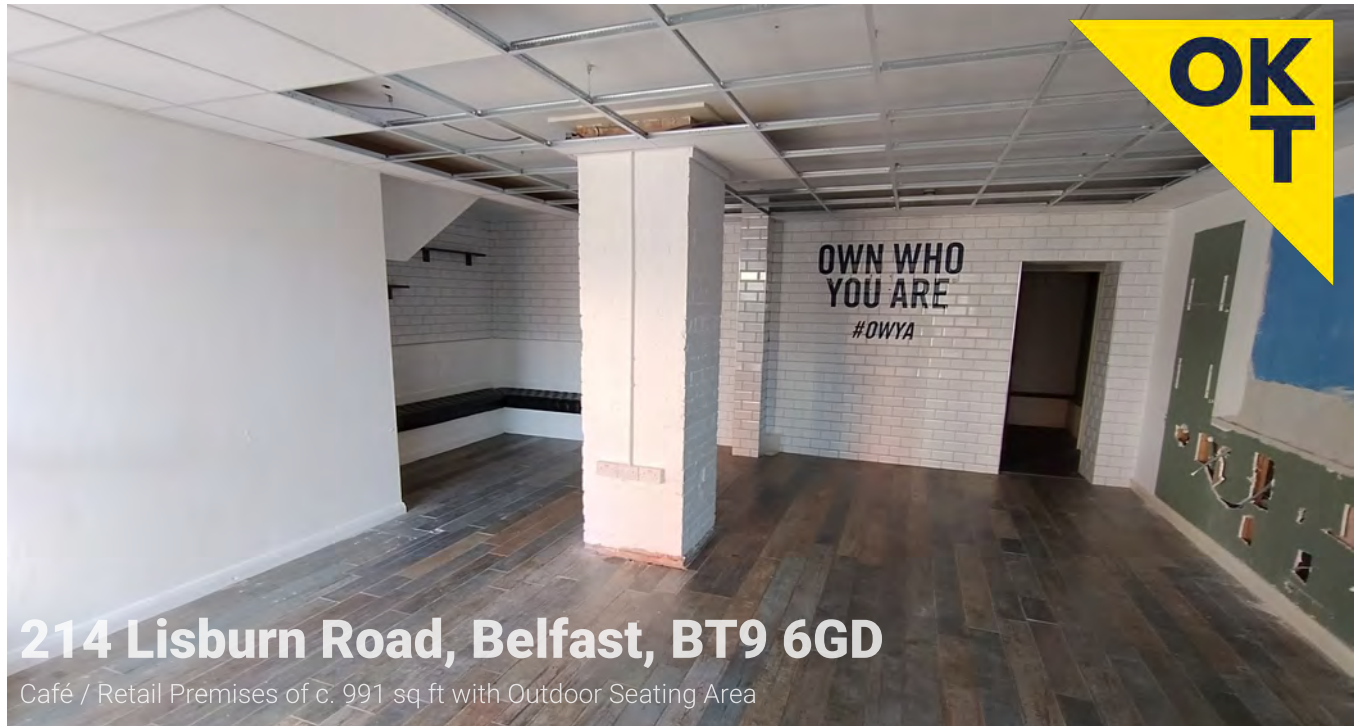
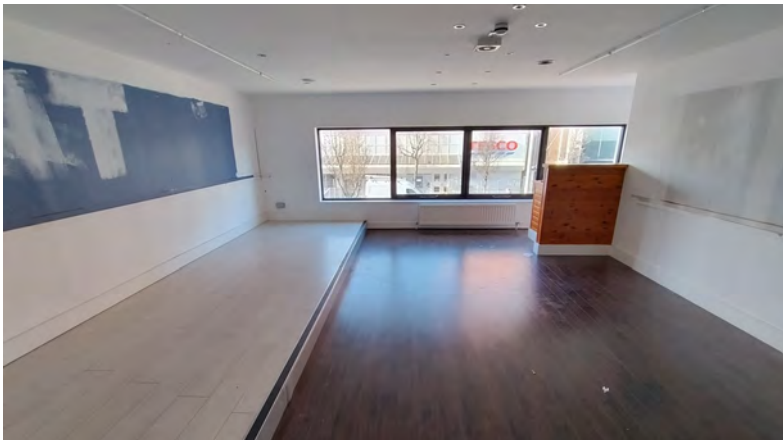
DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Retail / Seating Area	c. 40 sq m	494 sq ft
Kitchen	c. 11 sq m	117 sq ft
WC		
FIRST FLOOR		
Open Plan Area	c. 35 sq m	380 sq ft
TOTAL ACCOMMODATION	c. 86 sq m	991 sq ft

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/uk/si/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: 7933





LEASE DETAILS

RENT: £25,000 per annum
TERM: Negotiable
REPAIRS / INSURANCE: Full repairing and insuring lease
AVAILABILITY: Available immediately

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.

VAT

All prices, outgoing etc are exclusive of, but may be subject to VAT.

NAV (RATES PAYABLE)

NAV: £13,500.00

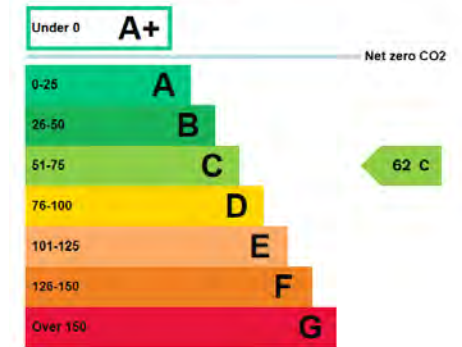
Estimated rates payable in accordance with LPS Website: £8,091.39

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

EPC

(ENERGY PERFORMANCE CERTIFICATE)

This property's energy rating is C.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

IAIN MCCABE

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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

OKT for themselves and for the Vendors or Lessors of this property whose agents they 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.

