

**finch**<sup>TM</sup>

# Prime Retail Unit

1,020 Sq Ft (94.76 Sq M)

**RUSSELL'S**

FOOD & DRINK

**BANG & OLUFSEN**

Home Automation • Lighting control • Automated Blinds

**FUEL**

TO LET  
Retail Unit  
c. 1,000 sq ft  
All Inclusions  
finch  
028 9044 8400

**To Let**

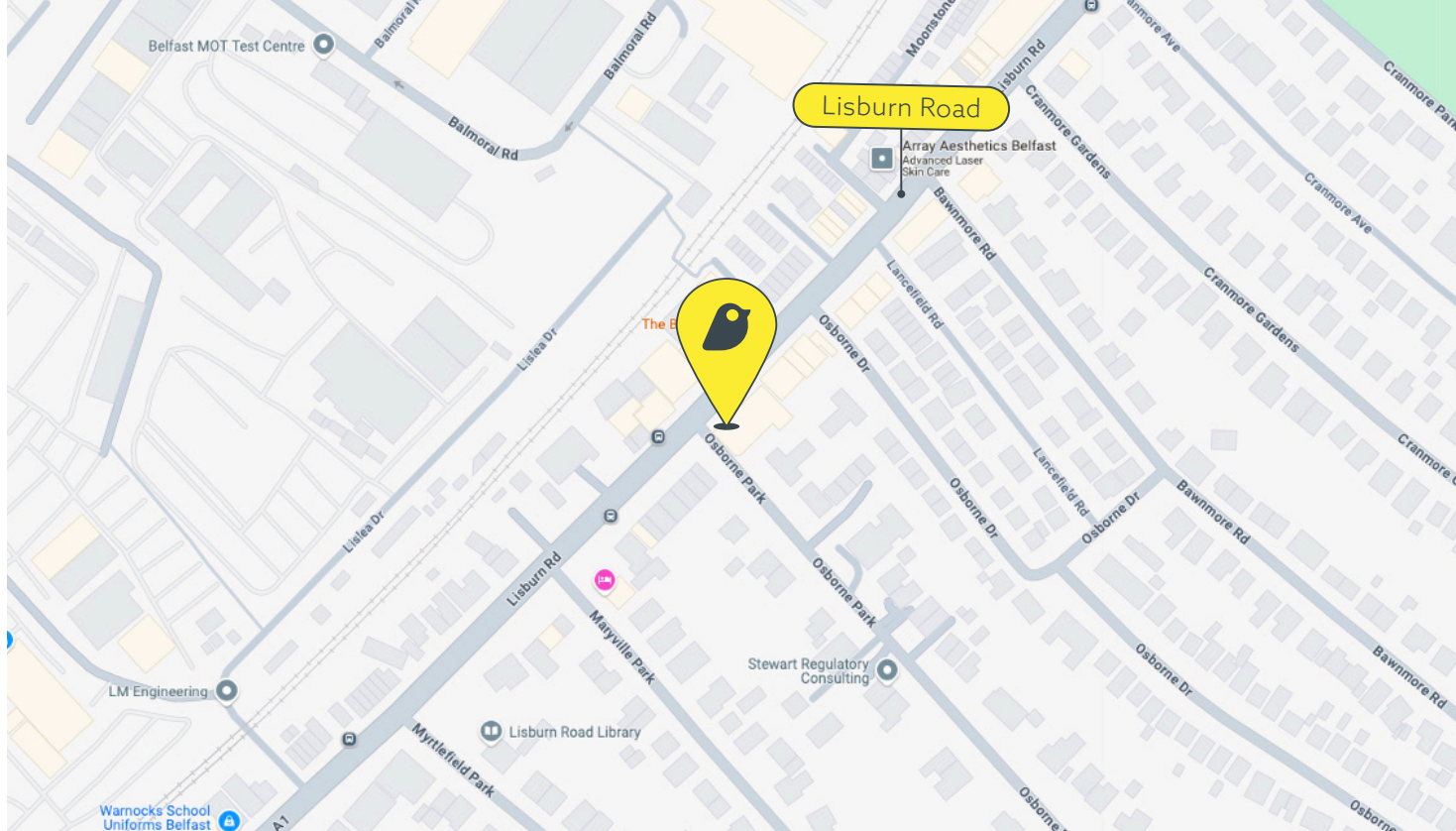
**408 Lisburn Road**  
Belfast, BT9 6GN

# Location

Belfast is the commercial, administrative and cultural capital of Northern Ireland. The city has a population of 739,000 within its primary catchment area.

Lisburn Road is one of the main arterial routes to and from the city centre. It is arguably one of the most sought after retail and residential locations and benefits from high levels of both pedestrian and vehicular traffic.

The surrounding area is a mix of strong local and national, retailers, cafes and restaurants. Nearby occupiers include M&S, Fuel Café, The Bowry, and many other local and independent operators.



# Description

The property is finished to an excellent standard including full glazed shop front, plasterboard ceiling, feature recessed strip and spot lighting and plaster painted walls.



## Term

Minimum **5 years**.

## Rent

**£25,000** Per annum, exclusive.

## Service Charge

Currently estimated at **£915** plus VAT for the current year.

## Rates

NAV: **£24,000**

Rates Payable 24/25: **£14,375**

Lessee to confirm this information with LPS.

## Contact

**Stephen Chambers**

+44 (0) 7710 700872

stephen@finchCRE.com

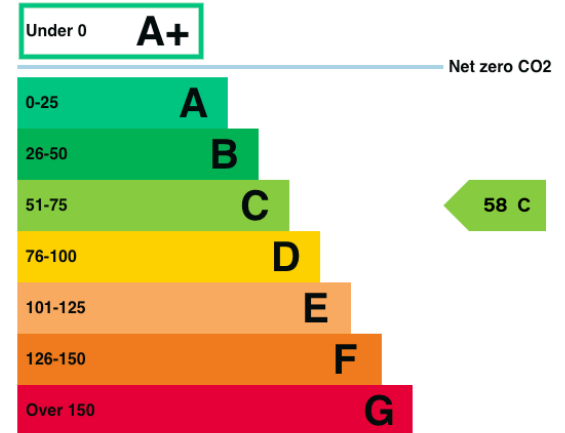
## VAT

All charges and outgoings will be liable for VAT.

## EPC - 58 | C

### Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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