

finchTM

Prime Retail Unit

1,020 Sq Ft (94.76 Sq M)

FOOD & DRINK

FUEL

TO LET
028 9027 0000

finch
408 Lisburn Road
Prime Retail Unit
1,020 Sq Ft (94.76 Sq M)
028 9044 6495
finchCRE.com

To Let

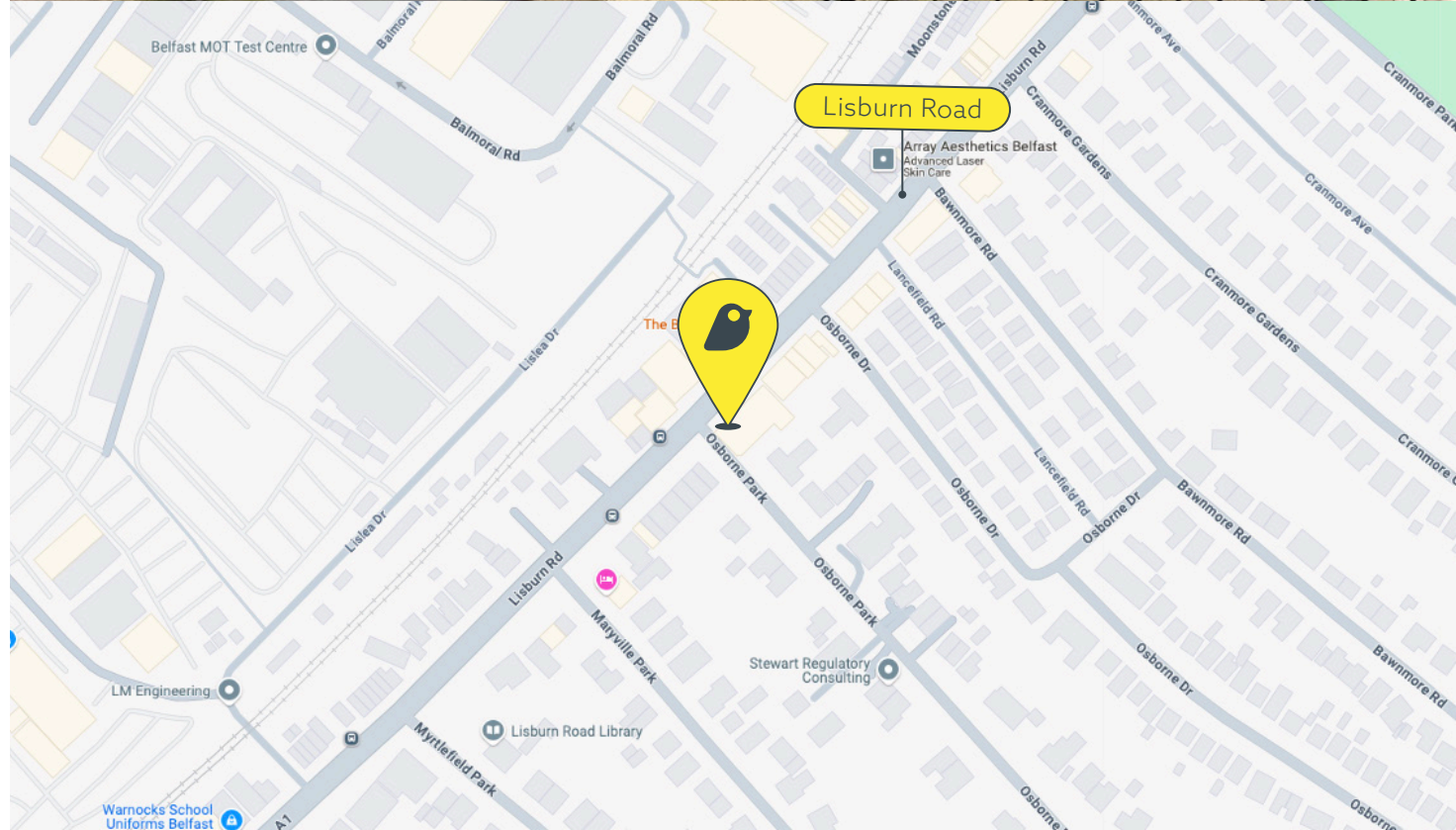
Unit 3, 406-408 Lisburn Road
Belfast, BT9 6GN

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.

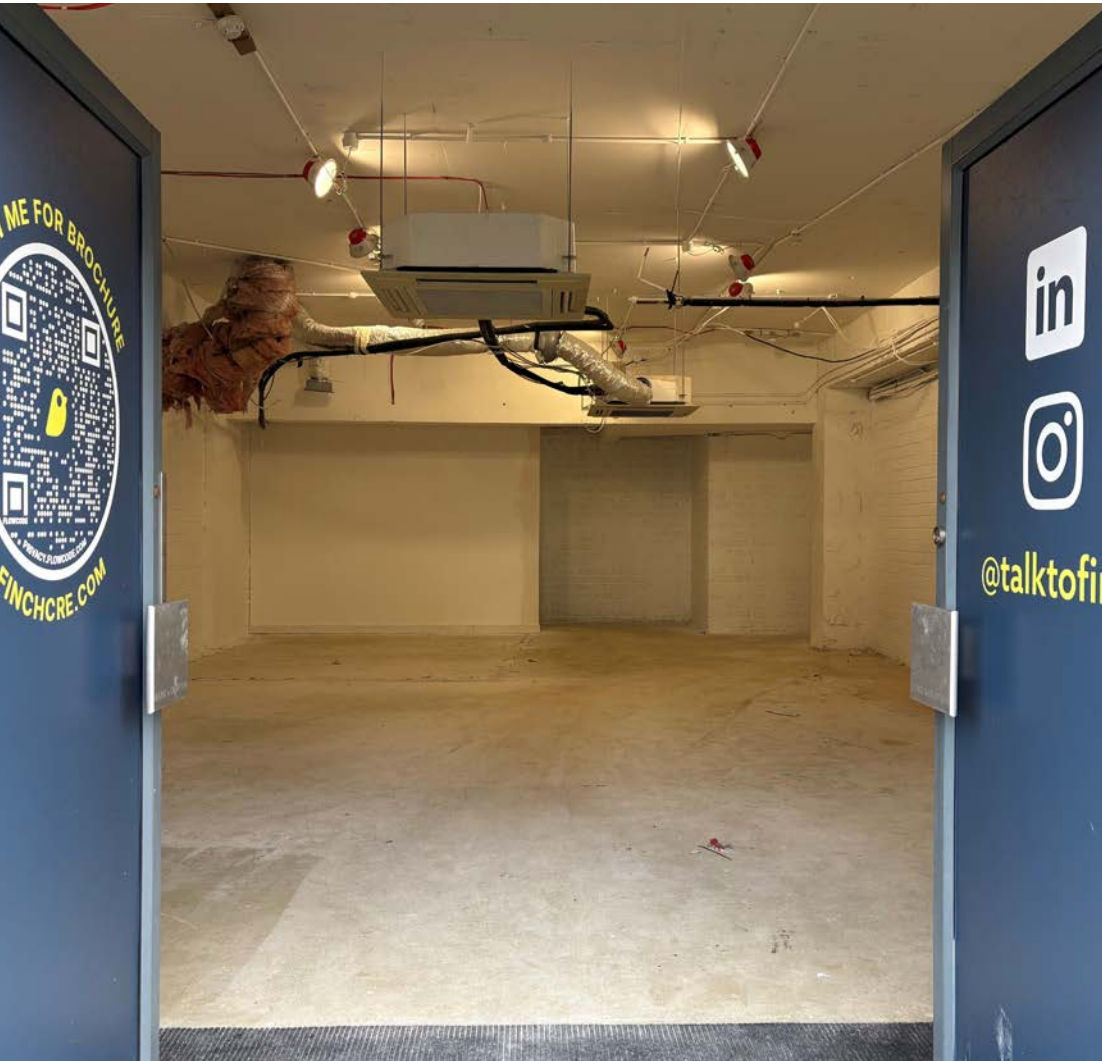
Lisburn Road is one of the main arterial routes to and from the city centre. It is arguably one of the most sought after retail and residential locations and benefits from high levels of both pedestrian and vehicular traffic.

The surrounding area is a mix of strong local and national, retailers, cafes and restaurants. Nearby occupiers include M&S, Space NK, Trait Coffee, The Bowery, and many other local and independent operators.



Description

The property benefits from a fully glazed shop front, small staff kitchen and WC and has been stripped out ready for tenant fit-out.



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**
Rate in the £ 26/27: **0.65029**
Rates Payable 26/27: **£15,607**

Contact

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stephen@finchCRE.com

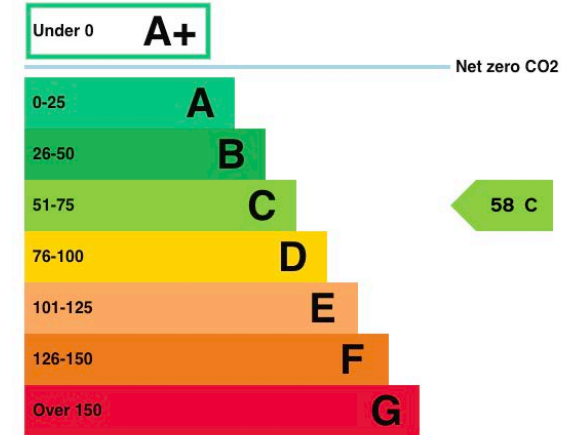
VAT

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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