



To Let Ground Floor Retail Premises

129 Upper Lisburn Road, Belfast BT10 0LH



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Summary

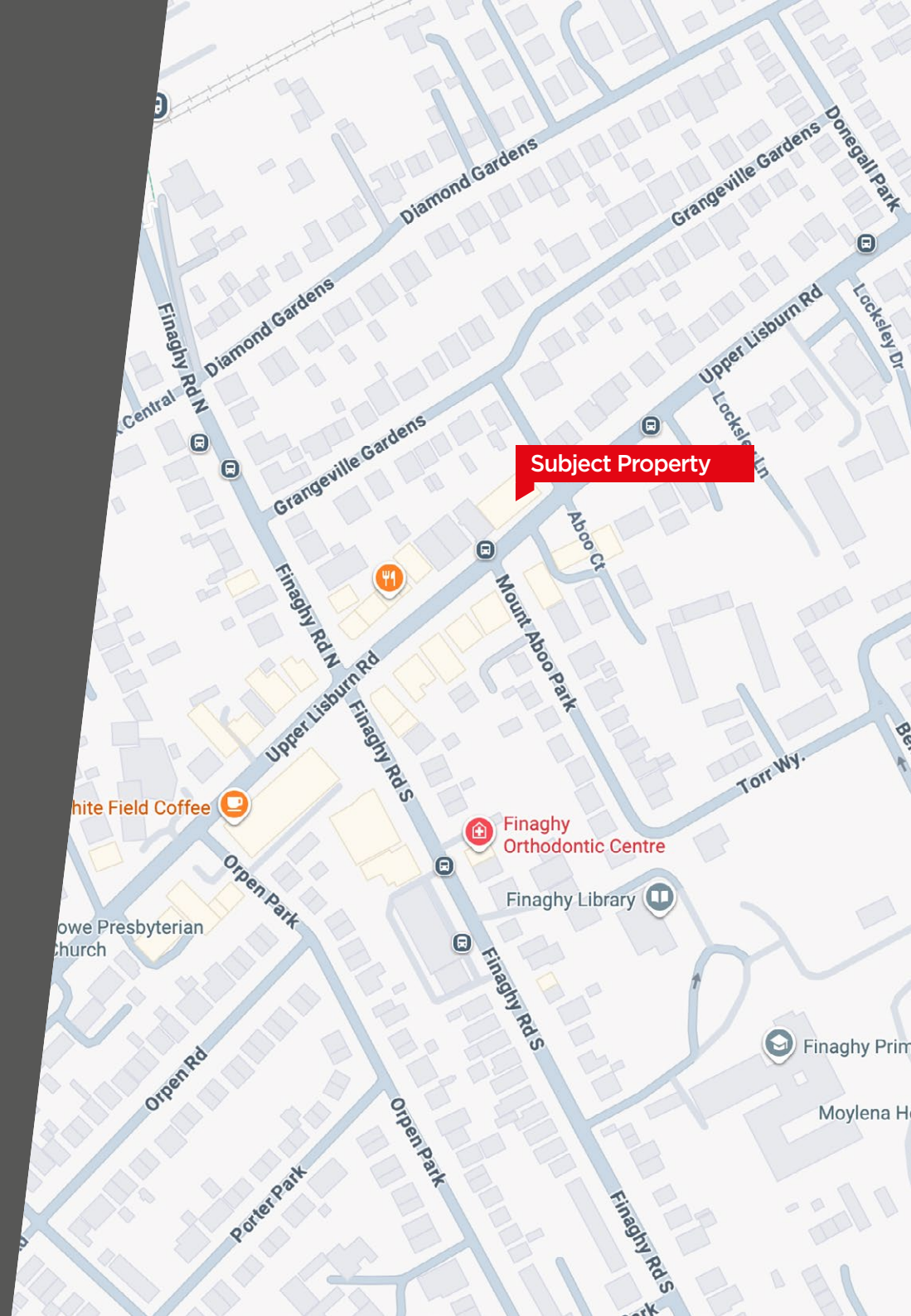
- Commercial premises fronting onto the Upper Lisburn Road, Belfast
- Retail shop previously occupied as cancer research.
- The premises extends to c. 548 Sq Ft.
- Suitable for a variety of commercial uses, subject to any required statutory planning consents.

Location

The subject property is located in the popular residential suburb of Finaghy, approximately 4 miles south of Belfast City Centre. The area enjoys high levels of pedestrian footfall generated by a number of established businesses trading in the locality including Iceland, Hays Travel, The Co-op and KFC.

Description

The subject unit is a ground floor premises fitted to include painted walls, spotlighting, wood flooring, kitchen area and WC/WHB.



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Accommodation

We calculate the approximate net internal areas to be approximately:

Description	Sq. M	Sq. Ft
Sales area	27.5	296
Kitchen	23.46	252
W/C		
Total	51	548

Lease

Length of lease by negotiation.

Rates

NAV: £7,000

Non-Domestic Rate in £ (25/26): 0.626592

Rates Payable: £4,386 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Rent

Inviting offers in the region of £13,500 per annum.

Repair

Tenant responsible for interior and exterior repairs to the property.

Building Insurance

Tenant responsible for repayment of the Landlords building insurance premium.

Management Fee

Tenant to be responsible for the payment of agent's management fees, which are calculated at 5% plus VAT of the annual rent.

VAT

All figures quoted are exclusive of VAT, which may be payable.

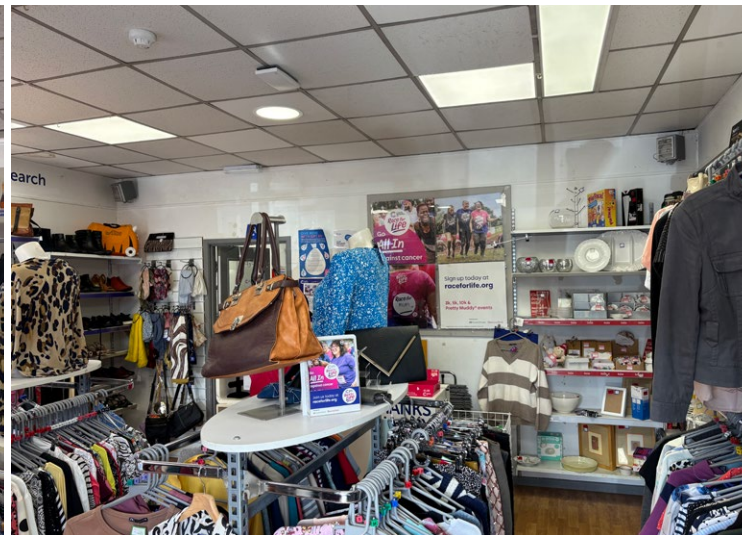
Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





FRAZER KIDD

For further information please contact:

Brian Kidd

07885 739063

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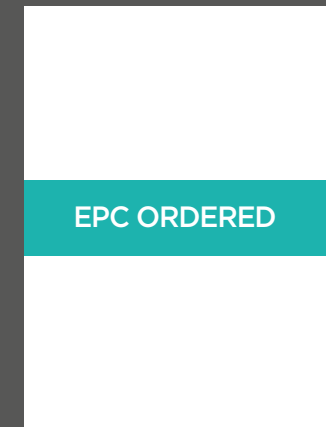
Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB

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EPC



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