

# McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS



02890 500 100

# TO LET

**PRIME RETAIL UNIT**

**374 LISBURN ROAD  
BELFAST  
BT9 6GL**

c. 74 M<sup>2</sup> (792 FT<sup>2</sup>)

## CONTACT:

Brian Wilkinson

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**McKIBBIN COMMERCIAL  
PROPERTY CONSULTANTS  
CHARTERED SURVEYORS**

Callender House,  
58-60 Upper Arthur Street,  
Belfast BT1 4GJ

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## LOCATION

- The subject unit occupies a prominent corner site on the Lisburn Road at its junction with Lancefield Road in South Belfast, approximately 2 miles from Belfast City Centre.
- The Lisburn Road is one of the main arterial routes from South Belfast into the City Centre and is considered one of Belfast's most popular suburban retail and restaurant locations.
- Other occupiers in the parade include Max Mara, Arcadia Delicatessen and Knotts Home Bakery while Marks and Spencer Simply Food, Starbucks and Space NK are located in close proximity.

## DESCRIPTION

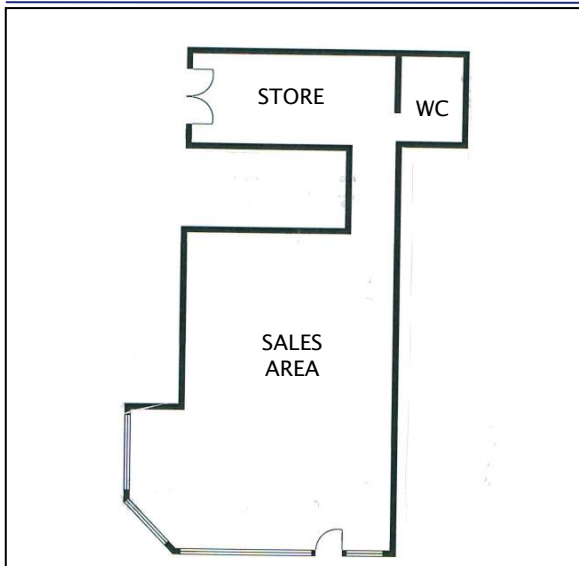
- The unit has recently undergone refurbishment to provide modern retail space, ready for the incoming tenant's fit out, with rear store and WC.

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NOT TO SCALE  
FOR IDENTIFICATION PURPOSES ONL

## LEASE DETAILS

**Term:**  
Negotiable, subject to a minimum of 5 years.

**Rent:**  
Rent on application.

**Rent Reviews:**  
Upwards only every 5 years.

**Repairs & Insurance:**  
Tenant responsible for internal repairs and reimbursement of a fair proportion of the buildings insurance premium to the Landlord.

**Service Charge:**  
Levied to cover a fair proportion of the cost of external repairs, management fees and any other reasonable outgoings of the Landlord.

Ground Floor	Area
Frontage to Lisburn Road	- c. 6.49 m ( 21 ft)
Sales	- c. 57.93 m <sup>2</sup> (623 ft <sup>2</sup> )
Store	- c. 15.71 m <sup>2</sup> (169 ft <sup>2</sup> )
WC	
<b>Total Area</b>	<b>- c. 73.64 m<sup>2</sup> (792 ft<sup>2</sup>)</b>

## RATES INFORMATION

NAV £16,300  
Rate in £ 2019/20 = 0.614135  
Rates payable 19/20 = £10,010

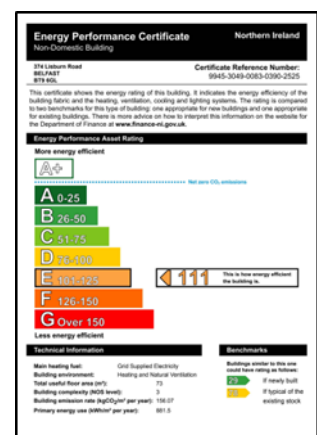
## VAT

The property is not registered for VAT.

## JOINT AGENTS

Frazer Kidd & Partners  
Tel: 02890 233111

## EPC



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