

**OK
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TO LET

Ground & First Floor, 218 Lisburn Road, Belfast, BT9 6GD

Retail / Office Accommodation of c. 1,467 sq ft

LOCATION

The subject is located on the Lisburn Road, one of Belfast's main arterial routes and one of the city's most affluent retail, restaurant and fashion destinations, whilst also being synonymous with business users and office occupiers.

The property is situated on one of the busiest sections of the road and benefits from high levels of passing vehicular and pedestrian traffic.

DESCRIPTION

The subject comprises retail / office accommodation arranged over ground and first floor level and is fitted to include glazed aluminium shop front, wood laminate / carpeted floor coverings, plastered / painted / papered walls, suspended ceilings, with spot lighting, open plan kitchen and WC facilities with on street car parking to the front.

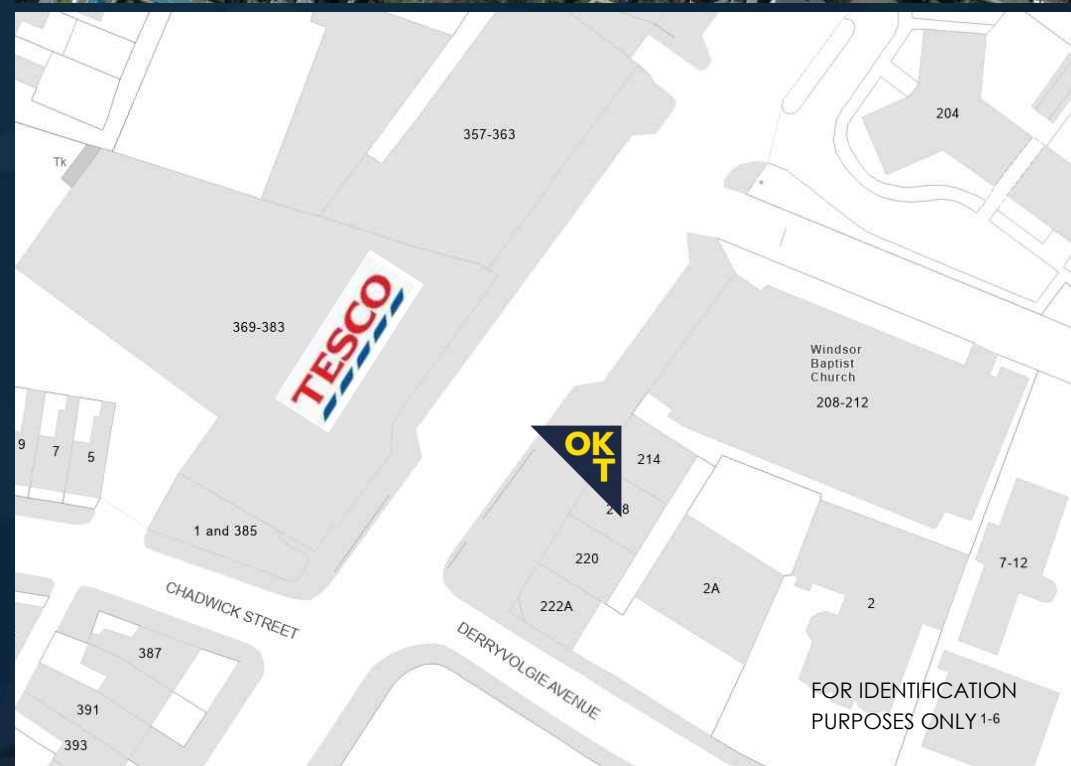
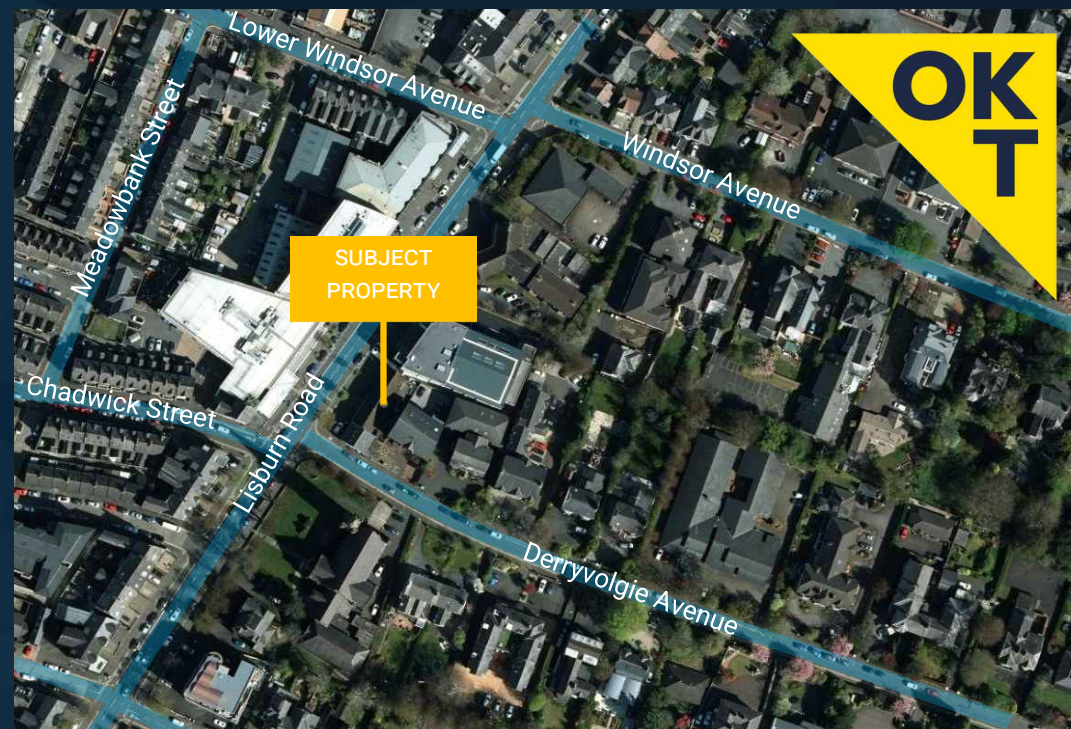
Occupiers in the vicinity include Tesco, Savers, Melville Morgan, Mortgage First and Dream Doors.

The property would be suitable for a variety of uses, subject to any necessary planning / statutory / consents.

ACCOMMODATION

DESCRIPTION

	AREA (SQ M)	AREA (SQ FT)
Ground Floor (including store)	c. 37 sq m	401 sq ft
First Floor (including glazed office of c. 175 sq ft and open plan kitchen)	c. 99 sq m	1,066 sq ft
WC	-	-
TOTAL ACCOMMODATION	c. 136 sq m	1,467 sq ft



LEASE DETAILS

RENT: £19,500 per annum exclusive,
 TERM: Negotiable
 REPAIRS/INSURANCE: Effectively full repairing and insuring lease by way of service charge contribution
 SERVICE CHARGE: To be confirmed
 VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.
 AVAILABILITY: Immediately - on completion of legal formalities

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.

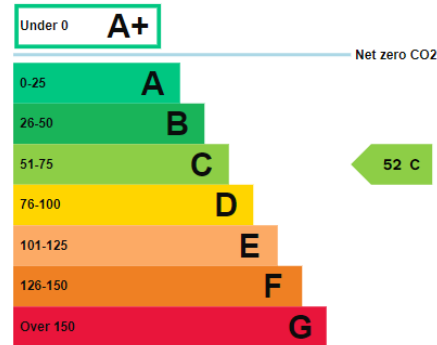


NAV (RATES PAYABLE)

NAV: £8,500

Estimated Rates Payable in accordance with LPS: £5,326

Please note that all prospective tenants should make their own enquiries to confirm the NAV / rates payable.



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/ukksi/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: 8333

FURTHER INFORMATION

For further information / viewing arrangements please contact:

IAIN MCCABE

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O'CONNOR KENNEDY TURTLE

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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.