

# To Let

## Prime Retail Unit Following Re-Development

519 – 521 Lisburn Road, Belfast



- Landmark building offering retail accommodation over ground floor and first floor following refurbishment with the benefit from planning permission for restaurant/café use
- Located on a prime pitch on Belfast's Lisburn Road
- Strategic location immediately adjacent to Marks & Spencer Simply Food Store and car park
- Nearby occupiers include Caffè Nero, Poundland, Café Mauds, Pizza Express, Clements, Toni & Guy and Greens Pizza

### Savills Belfast

1st Floor Lesley Studios  
32/36 May Street  
Belfast BT1 4NZ

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**[savills.ie](http://savills.ie)**



## Location

The Lisburn Road is located to the south of Belfast City Centre and is the main arterial route serving the south of the city. The Lisburn Road is one of Belfast's most affluent suburban retail and leisure destinations with key retailers including M&S, Pizza Express, Tesco and Starbucks.

## Description

Following re-development, the property will provide retail accommodation over ground and first floors with further staff/ storage at second floor. The unit will be finished to developer's shell to include fully glazed shop front.

## Accommodation

The unit provides the following approximate gross internal areas:

Floor	Sq ft	Sq m
Ground Floor	1,504	140
1 <sup>st</sup> Floor	1,038	96
2 <sup>nd</sup> Floor	888	83
<b>Total</b>	<b>3,430</b>	<b>319</b>

## Lease Details

**Rent:** £55,000 pax

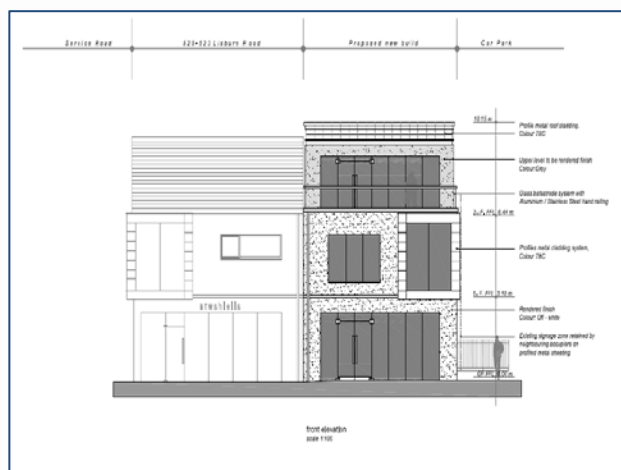
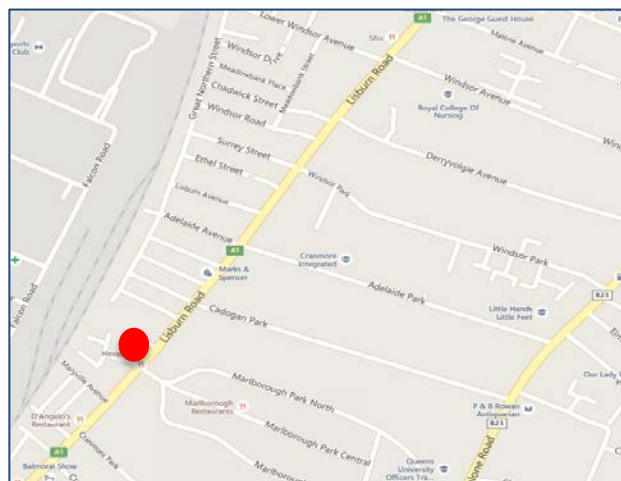
**Term:** 10 years, subject to 5 yearly upwards only rent reviews on a full repairing and insuring basis

**Repairs & Insurance:** Tenant is responsible for internal repairs and insurance

## Rates Assessment

We are advised by Land and Property Services of the following:

NAV	Multiplier 2018/19	Rates Payable
£19,600	0.602803	£11,815



## Further Information/ Viewings

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## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax

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