



TO LET

438 Lisburn Road, Belfast

The Annex - self contained ground floor suite - suitable for medical/office use c. 280 Sq. Ft

Lisney

Features

- Self contained suite suitable for a variety of uses including, Medical consulting rooms, Physiotherapist, Dental Technician, Optical or offices.
- Up to 2 Off street car parking spaces. (Available by separate licence agreement)
- 280 Sq Ft
- Excellent location within South Belfast on the prestigious Lisburn Road with straight forward access from the M1 Motorway network (0.9 miles)

Location

The premises are prominently located on the Lisburn Road in South Belfast, between Myrtlefield Park and Maryville Park.

In close proximity to Balmoral Avenue and the M1 Motorway network providing ease of access from the entire Province and the republic of Ireland.

The location offers a prestigious business address and easy access via private and public transport, both road and rail.

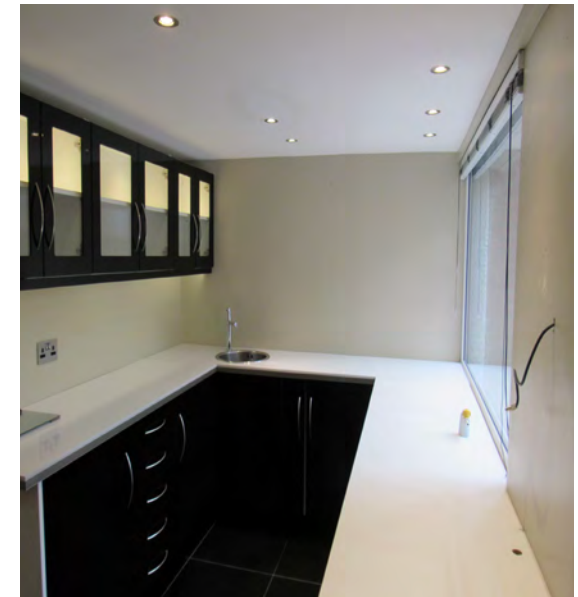
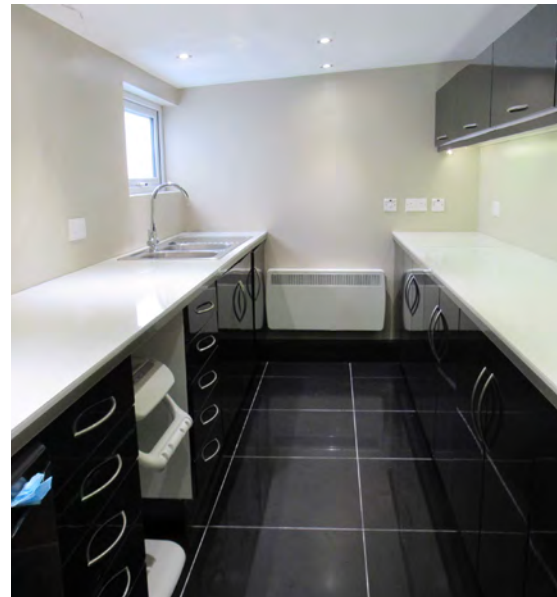
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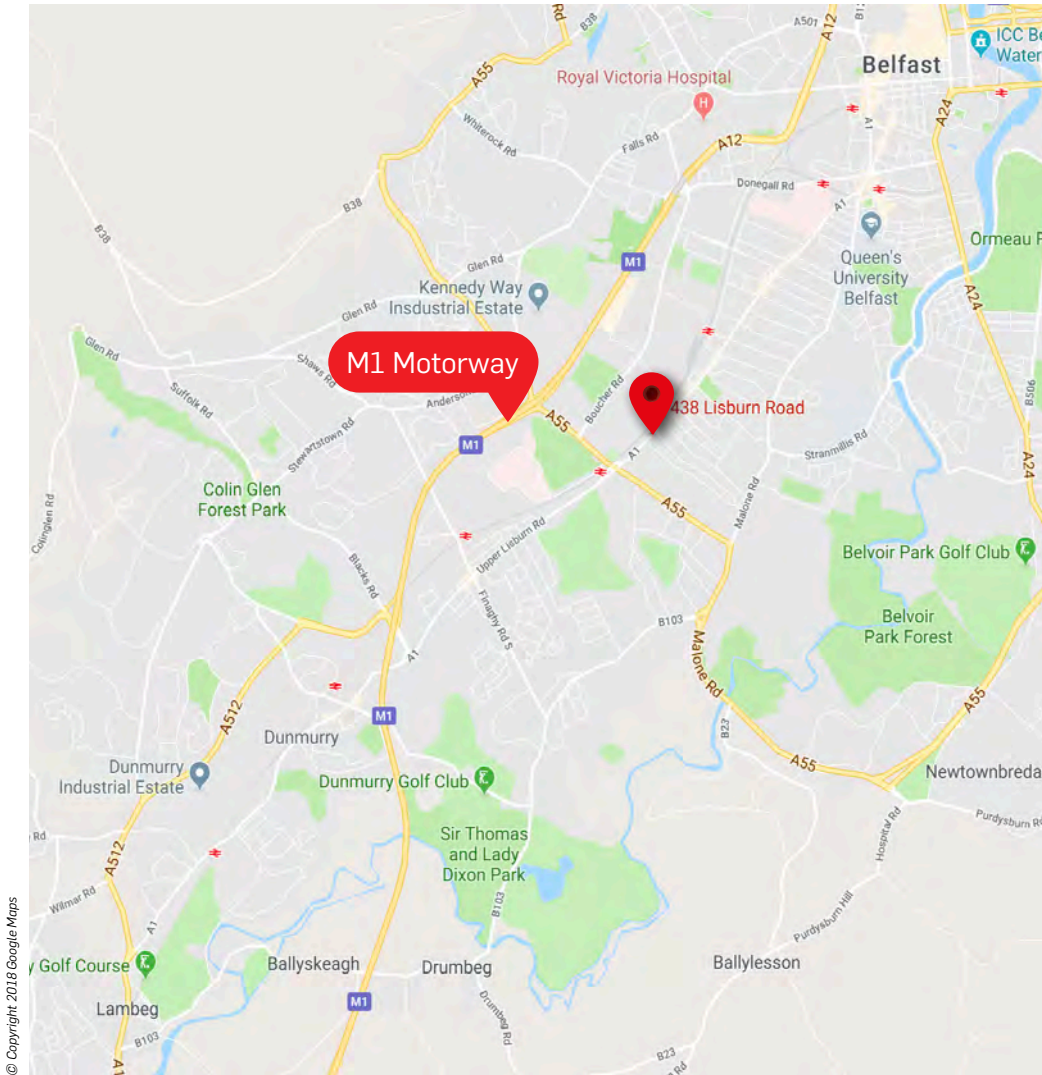
The property comprises a ground floor suite extending to c.280 sq ft. The specification includes tiled floors, recessed spotlights, plastered and painted walls.

The suite is self contained and attached to an imposing red brick building whose other occupiers are John Gilleece Dental Clinic and Ultrasound Direct Belfast. The property also benefits from 2 designated car parking spaces.



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EPC Rating - D87

The property has an energy rating of D87.

A full certificate can be made available upon request.



Accommodation

280 sq ft

Rent

£10,000 per annum

Rates

NAV: £1,850.00

Rates Payable 2018/19: £557.60

Terms

A new lease on Full Repairing and Insuring terms also to incorporate Service Charges, utility and building insurance is available.

VAT

All prices, outgoings and rentals are stated exclusive of but may be liable to VAT.

Contact

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