



OKT
O'CONNOR KENNEDY TURTLE

TO LET Refurbished Retail / Office Accommodation of c. 1,449 sq ft
**Ground & First Floors, 218 Lisburn Road, Belfast,
BT9 6GD**

LOCATION / DESCRIPTION

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.

The subject comprises recently refurbished 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, recessed LED / surface mounted fluorescent lighting and WC facilities with on street car parking to the front.

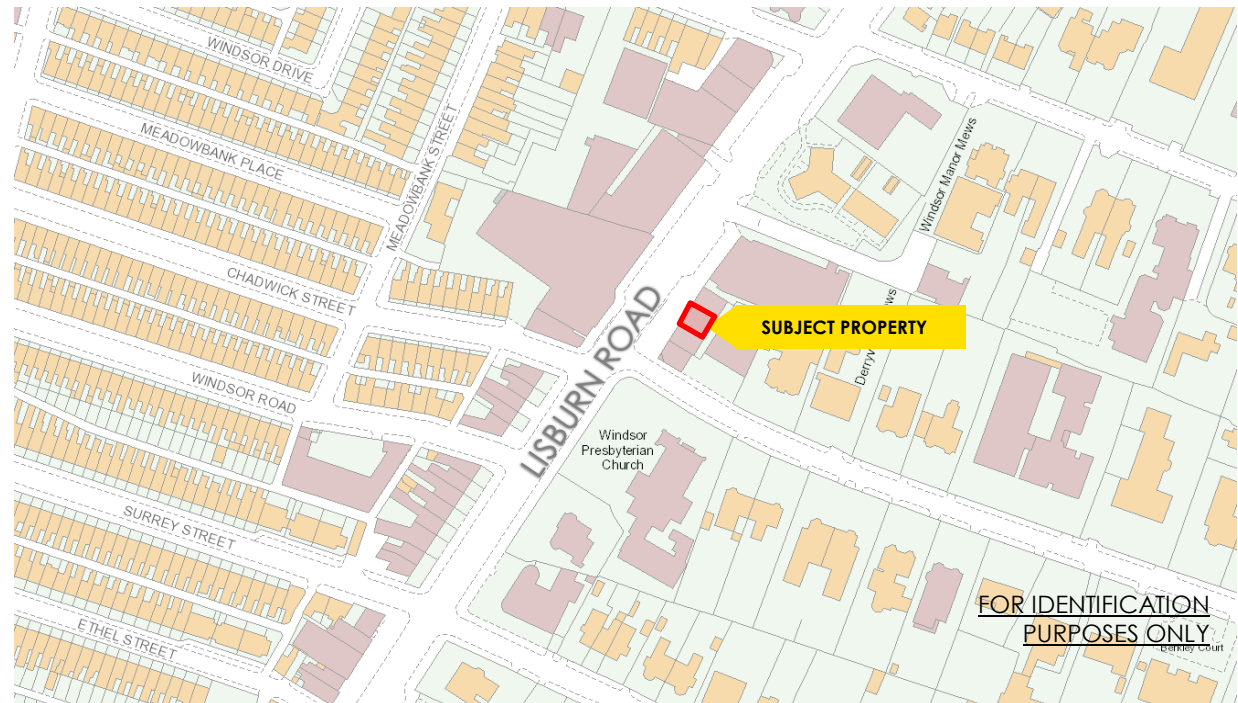
Occupiers in the vicinity include Tesco, Savers, Melville Morgan, Mortgage First, Dream Doors and JFH Social.

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 Retail	c. 36 sq m	383 sq ft
First Floor Retail / Office	c. 99 sq m	1,066 sq ft
WC	-	-
TOTAL ACCOMMODATION	c. 135 sq m	1,499sq ft





More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

106 This is how energy efficient the building is.

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/uk/si/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.

OKT for themselves and for the Vendors or Lessors of this property whose agents they are 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.

LEASE DETAILS

RENT: £16,500 per annum exclusive
 TERM: Negotiable
 REPAIRS / INSURANCE: Effectively Full Repairing and Insuring lease by way of Service Charge contribution
 SERVICE CHARGE: To be confirmed

NAV

From our review of the Land and Property Service online website, the NAV for the subject property is £9,100.

The commercial rate in the pound is currently £0.614135 for 2019 / 2020

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

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

FURTHER DETAILS



O'Connor Kennedy Turtle
 22 Adelaide Street
 Belfast BT2 8GD
 T +44 (0)28 9024 8181
 E belfast@okt.co.uk

CONTACT:

MATTHEW MCNUTT | matthew.mcnutt@okt.co.uk
 CARY LAUGHLIN | cary.laughlin@okt.co.uk

Our Ref: MMcN/JP/8293