

FOR SALE

PROMINENT RETAIL UNIT

140 LISBURN ROAD
BELFAST
BT9 6AJ

142  **MANNING INN**
CHINESE TAKEAWAY
T: 028 9066 3660

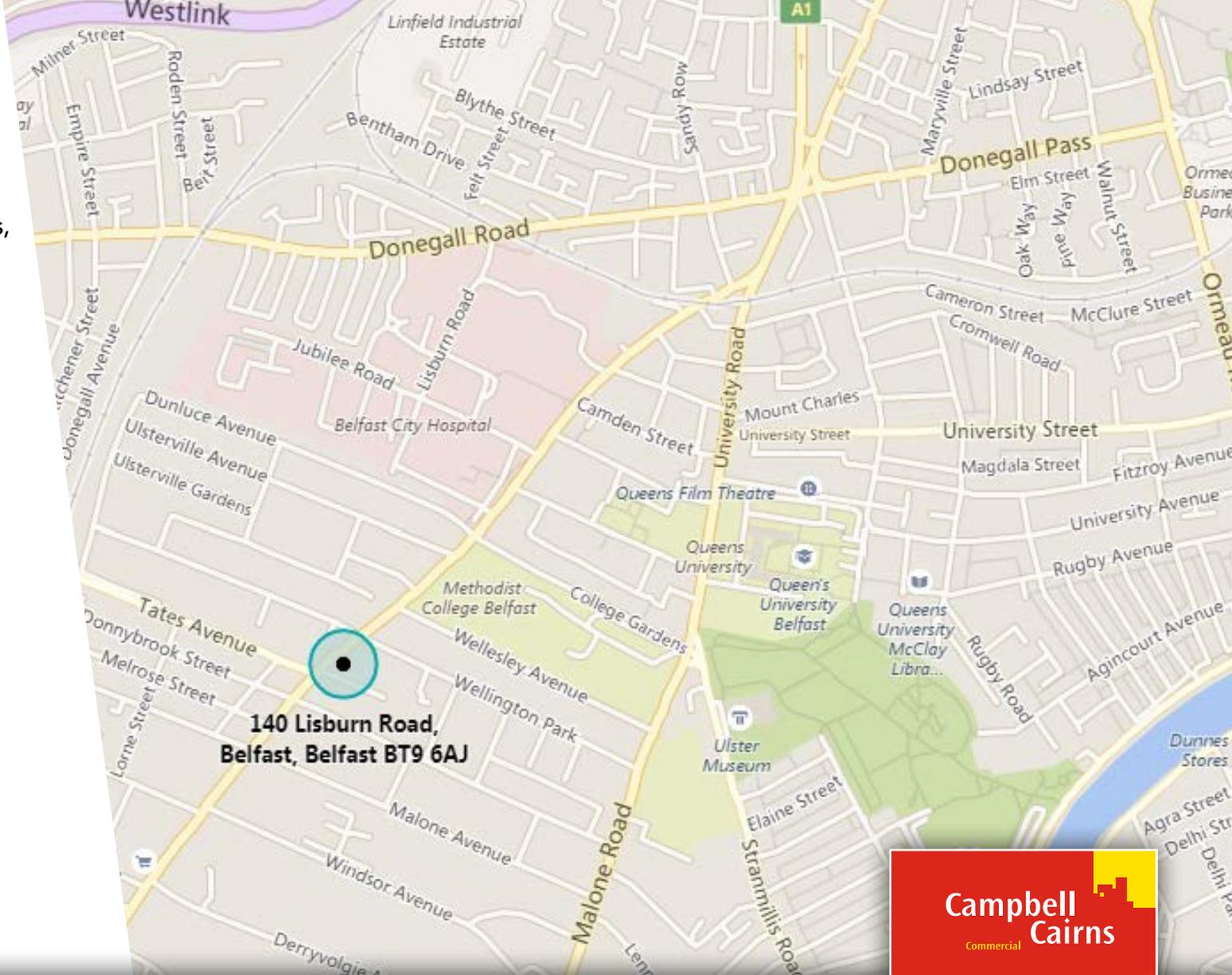
**Campbell
Cairns**
Commercial

028 9024 9024

LOCATION

Lisburn Road is one of Belfast's busiest arterial routes leading south from the City Centre. It is very popular area with students, office occupiers and shoppers benefitting from a busy daytime and evening trade due to its many eateries, shops and entertainment venues.

The subject property is located approximately 1.5 miles from the city centre, opposite the junction of Tates Avenue. Nearby occupiers include Select Clubworld Travel, Tesco, French Village, Marks and Spencer, Starbucks and Co-op Food.



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DESCRIPTION

The property comprises a semi-detached three storey building. The ground floor benefits from planning for hot food consent, first and second floors comprise storage/office accommodation.

The unit is finished to include part tiled/part carpeted floors, painted walls, fluorescent lighting and a shop front complete with roller shutters.

The property benefits from onsite parking for approximately two cars.

ACCOMMODATION

The property comprises the following approximate areas:

Ground Floor	853 sq ft	79.24 sq m
First Floor	287 sq ft	26.66 sq m
Second Floor	314 sq ft	29.17 sq m
Total Area	1454 sq ft	135.07 sq m

NAV

We have been advised by the Land and Property Services that the NAV of the property is £11,500. Rate poundage 2018/2019 is £0.602803, giving a current annual rates bill of approximately £6932.23.



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SALES DETAILS

Price Offers over £175,000

Title Freehold or long leasehold subject to a nominal ground rent.

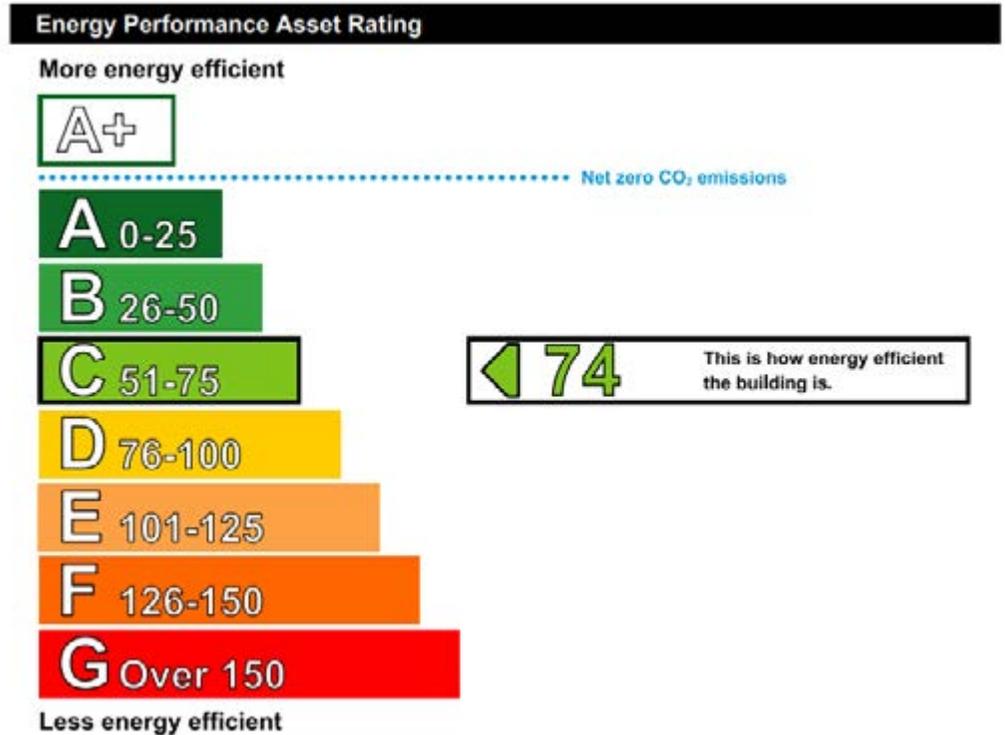
VAT

Prices, outgoing and rentals do not include VAT which may be chargeable.

VIEWING

By appointment through Campbell Cairns (Tel No. 028 9024 9024)

EPC



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