

TO LET

PROMINENT RETAIL UNIT WITH BASEMENT 915 SQ FT (85 SQ M)

UNIT 1, CASCADE HOUSE, 235 LISBURN ROAD, BELFAST

Campbell
Cairns
Commercial

028 9024 9024



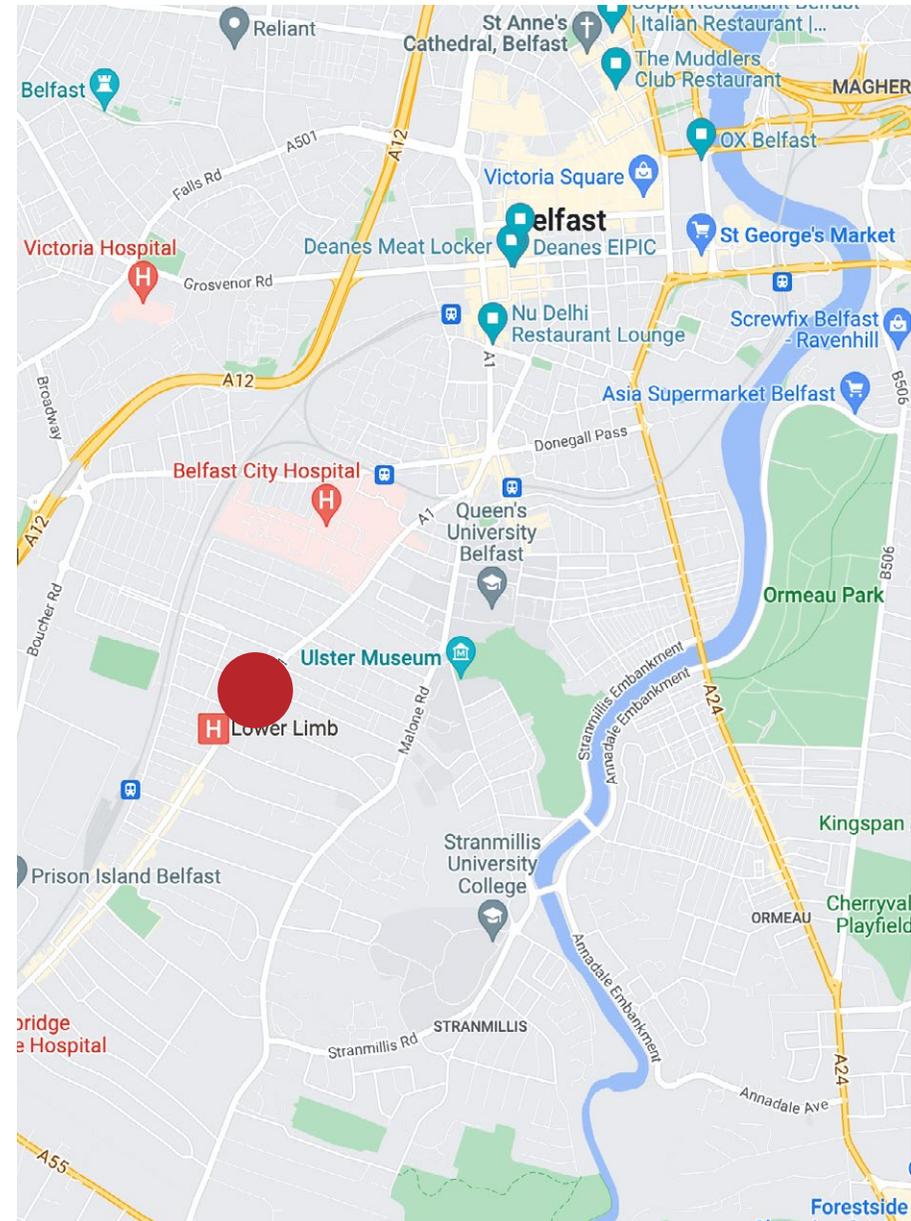
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LOCATION

The subject property occupies a prominent location on the Lisburn Road, Belfast's most prestigious arterial route for retailers. Located one mile from the City Centre. The Lisburn Road leads south to Finaghy and Dunmurry, benefiting from a high volume of passing traffic. Surrounding occupiers include Blush Boutique, Shu Restaurant and Ginza Kitchen.

DESCRIPTION

The subject property comprises a ground floor and basement retail unit with frontage onto the Lisburn Road. The ground floor is a modern unit benefiting from plastered and painted walls, tiled floors with suspended ceilings and recessed fluorescent lighting. The basement comprises 2 individual rooms and a kitchenette.



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ACCOMMODATION

The building provides the following net internal area:

Ground Floor/Basement	915 sq ft	85 sq m
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LEASE DETAILS

- Term: Negotiable.
- Rent: £12,000 per annum.
- Repairs: Tenant responsible for internal repairs.
- Insurance: Tenant to reimburse the landlord with a fair proportion of the cost of insuring the building.
- Service Charge: Tenant responsible for a fair proportion of the cost of upkeep of the common areas including exterior repair.

NAV

We have been advised by Land & Property Services that the NAV of the subject property is £10,200. Rate poundage 2021/2022 is £0.543147, giving an annual rates bill of approximately £5,540.09.

VAT

Prices, outgoings and rent do not include VAT which may be chargeable.

VIEWING

Appointments can be made through Campbell Cairns (Tel: 028 9024 9024).



For Indicative Purposes Only





For viewing appointments please contact:

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