

TO LET

SELF CONTAINED FIRST AND SECOND FLOOR OFFICES
APPROX. 549 SQ FT / 51 SQ M



**547A LISBURN ROAD
BELFAST**

**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 a very popular area with office occupiers, shoppers and young professionals benefitting from a busy daytime and evening trade due to its many eateries, shops and entertainment venues.

The subject property is located approximately 2.3 miles from the city centre and close to Cranmore Park. Nearby occupiers include Greens Pizza, Kevin McShane Ltd, Pinpoint Property and Woodford Medical.

DESCRIPTION

The property comprises excellent first and second floor offices with their own door entrance. The offices have been finished to an excellent standard to include plastered and painted walls, carpet covered floors, gas heating, modern kitchen and WC facilities.

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ACCOMMODATION

This property comprises own door offices arranged over first and second floors:

First Floor	270 sq ft	25.08 sq m
Second Floor	279 sq ft	25.92 sq m
Total Net Internal Area	549 sq ft	51.0 sq m

NAV

We have been advised by the Land and Property Services that the NAV for the property is £4850.00 meaning rates payable are approximately £2978.55 per annum.

LEASE DETAILS

Rent	£8,000 per annum
Term	Negotiable
Repair/ Insurance	Tenant will be responsible for internal repairs and reimbursing the landlord a fair proportion of the external repairs and insurance premium.
Service Charge	TBC



EPC

C72

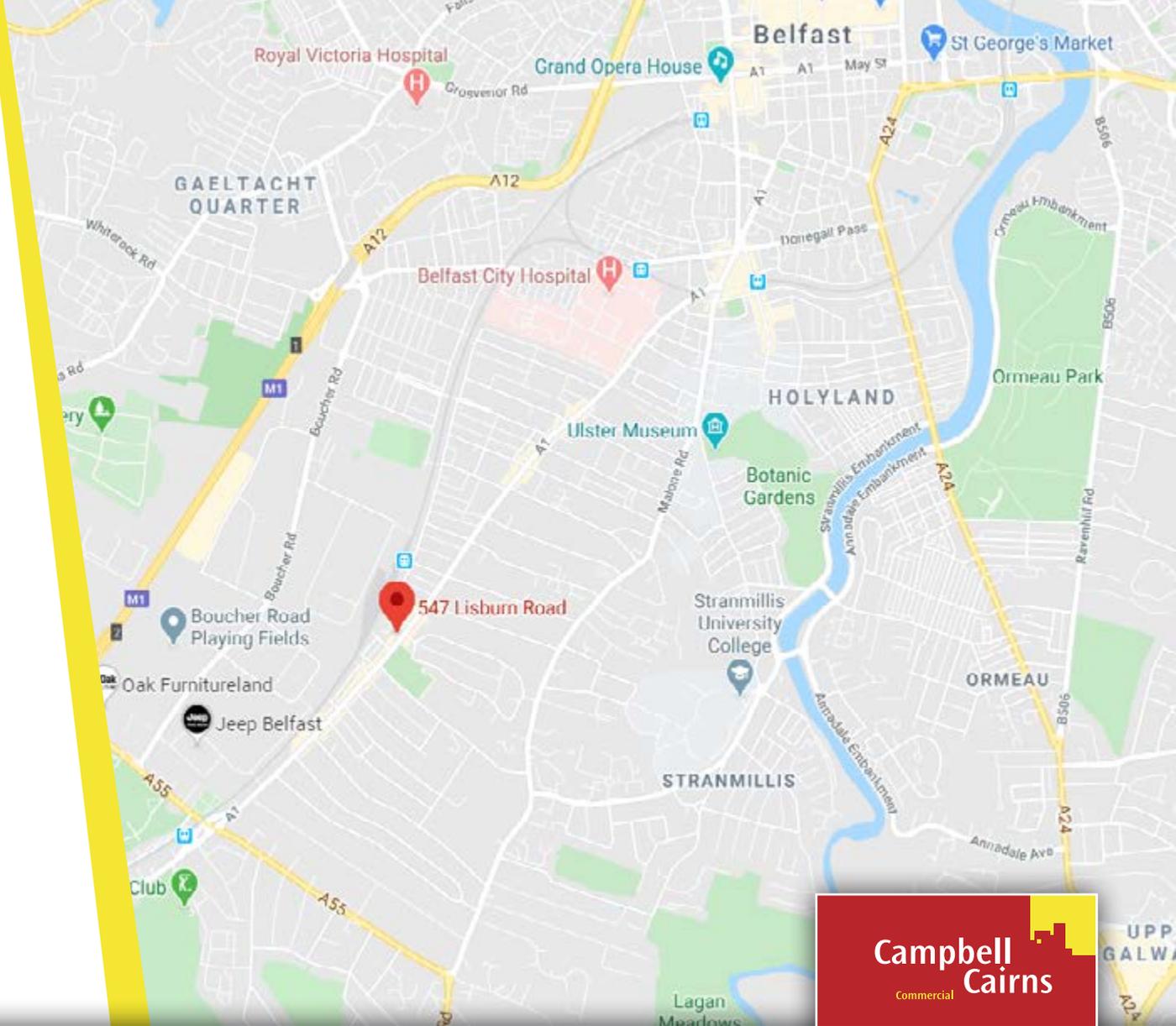
VAT

Price, rental and outgoings do not include VAT which may be chargeable.

VIEWING

Strictly by appointment through Campbell Cairns (Tel: 028 9024 9024).

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