

To Let

Excellent Retail Unit
421 Lisburn Road, Belfast BT9 7EW



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Property Highlights

- Modern retail unit located on the highly sought after Lisburn Road.
- Unit extending to 1,013 Sq Ft
- Suitable for a variety of uses, subject to any necessary statutory consents.
- On-street car parking to the front along the Lisburn Road
- Immediately available

Location

Lisburn Road is one of Belfast's premier retail destinations, known for its high footfall and vibrant mix of independent boutiques, established brands, cafés, and salons. Positioned just south of the city centre, it benefits from strong transport links and a well-established customer base, including professionals, students, and affluent residents.

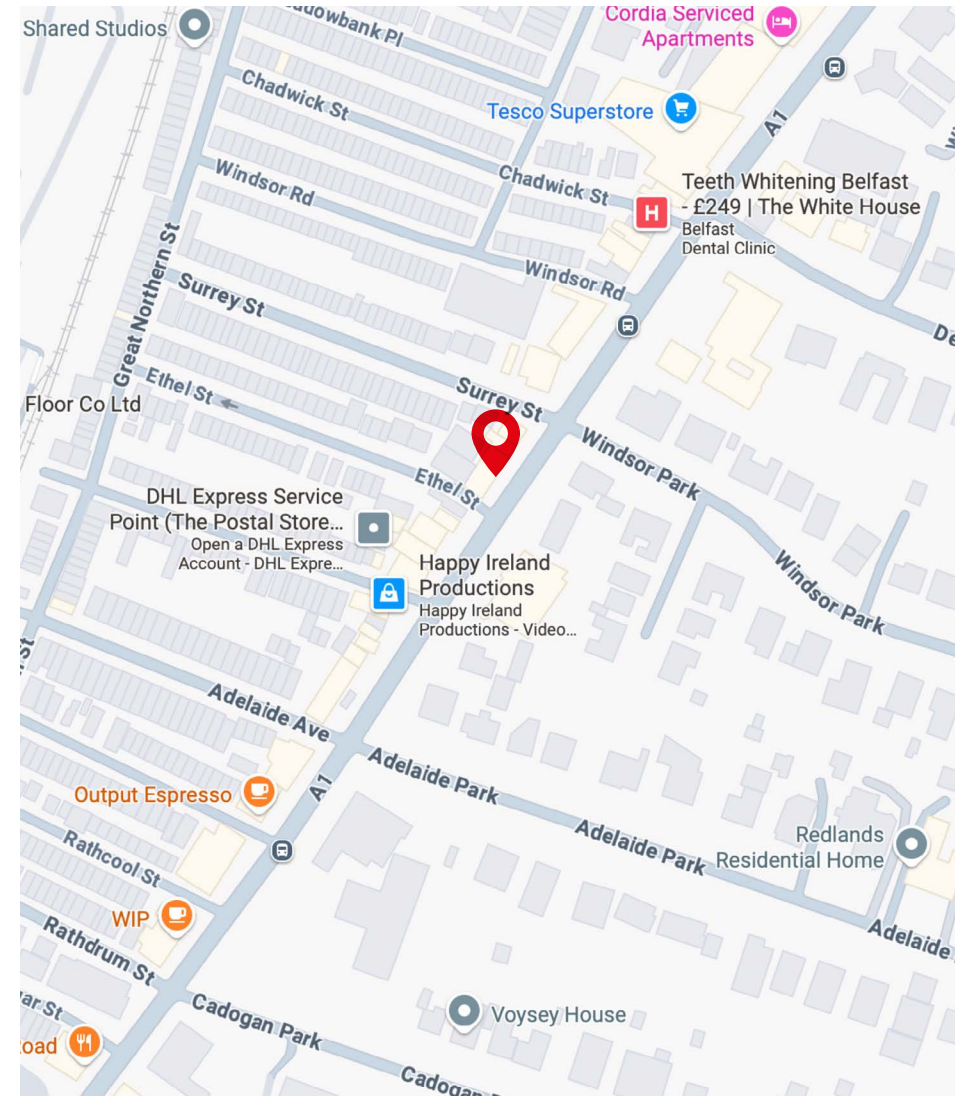
The subject property occupies a prominent position at the junction with Ethel St. Neighbouring occupiers include: Wing It, Madame Pho, Wrapped Up Belfast, Poke Poke, Quick Let and McGeown Estate Agents.

Description

The premises comprise a ground floor, split level retail unit comprising retail space, stores and WC.

This modern unit is fully fitted to include a combination of laminate and vinyl floor coverings, plastered/painted walls, gas fired heating, suspended ceilings with recessed lighting, aluminium framed glazed shopfront with an internal electric roller shutter.

There is layby parking to the front of the unit and there is service access to the unit from Ethel Street.



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Accommodation

The property provides the following approximate net internal area:

Description	Sq Ft	Sq M
Ground Floor	1,013	94.14

Lease Details

Term: By Negotiation.

Rent: £20,000 per annum exclusive.

Repairs: Effective full repairing terms.

Non-Domestic Rates

We have been advised by Land and Property Services of the following:

Net Annual Value: £13,500

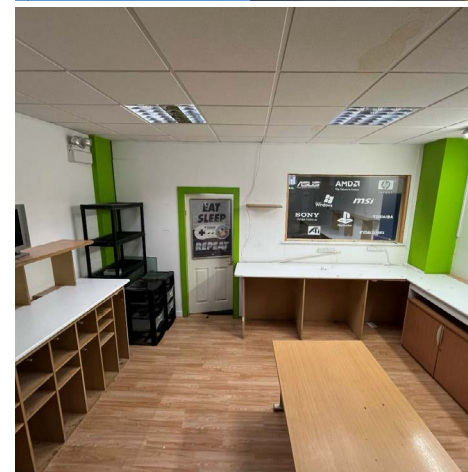
Rate in the Pound 2025/26: 0.626592

Estimated Rates Payable for 25/26: £8,459 p.a.

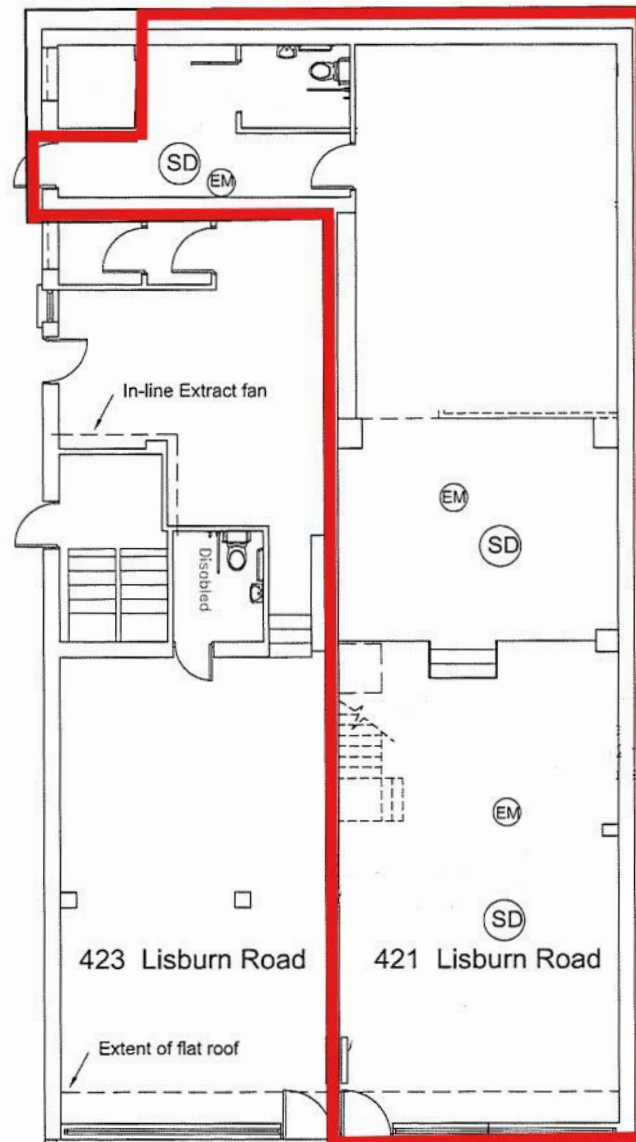
The property should benefit from the Small Business Rates Relief Scheme, which would provide an occupier with a 20% reduction in rates payable. However; we recommend that you verify this with Land & Property Services.

VAT

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



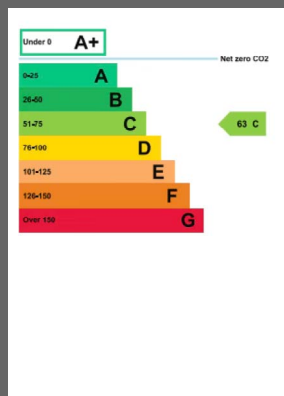
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Ground Floor Plan

Not To Scale. For indicative purposes only.

EPC



McCombe Pierce LLP

Lombard House, 10-20 Lombard Street, Belfast BT1 1RD

+44 (0)28 9023 3455

www.cushmanwakefield-ni.com

For more information, please contact:

James Russell

028 9023 3455

james.russell@cushwake-ni.com

Martin McKibbin

028 9023 3455

martin.mckibbin@cushwake-ni.com

Pierce Mulrone

028 9023 3455

Pierce.Mulrone@cushwake-ni.com



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Customer due diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and purchaser as outlined in The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McCombe Pierce LLP. The information will be held in accordance with the General Data Protection Regulation (GDPR) on our client file and will not be passed to any other party, unless we are required to do so by law and regulation.