

WHELAN



TO LET

166 Lisburn Road
Belfast

- Excellent opportunity to lease modern purpose built retail accommodation, in South Belfast.
- Prime location on the Lisburn Road, Belfast's premier suburban retail location.
- Fully fitted unit ready for immediate occupation.

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An alliance member of
 **BNP PARIBAS**
REAL ESTATE

DESCRIPTION

The subject comprises a retail unit located at ground floor within a modern mixed use development. The remaining accommodation comprises three further ground floor retail units with apartments located over first second and third floors.

The retail unit is fully fitted to a high standard and ready for immediate occupation.

LOCATION

The subjects are prominently located on the Lisburn Road, close to the junction with Malone Avenue. National retailers on the Lisburn Road include Marks and Spencer Simply Food, Tesco and Space NK; together with well established local retailers such as Carter, Lyric Sound and Vision and Ideas Furnishings; and numerous art galleries, independent fashion boutiques and high quality restaurants.

ACCOMMODATION

	SQ.M	SQ.FT
Retail Unit	94	1,021

RATES

Rates Payable 11/12: £ 12,001.

LEASE TERMS

The premises are offered on a new 5 year lease to be drawn on a full repairing and insuring basis.

Rent: On Application

VAT

All prices, charges and rentals are quoted exclusive of VAT, which may be applicable.

VIEWINGS

By appointment through sole agents: Whelan Commercial Ltd
028 9044 7144

