Lynden House

112-114 Lisburn Road, Belfast, Co. Antrim, BT9 6AH

- Commercial Investment Opportunity (Tenancies unaffected)
- Prominent Multi-Tenanted Retail & Office Building
- Producing an annual Income of £35,500 Per Annum

078 0103 2053

WHELAN

Location

The premises are situated on the extremely popular and vibrant Lisburn Road in South Belfast, approximately 1.2 miles from Belfast City Centre. The surrounding area is a mix of shops and hospitality outlets, together with a range of other amenities including Methodist College, the Belfast City Hospital and Queens University.

Description

The subject premises comprise 3-storey end terrace premises converted to commercial use.

Tenants comprise a Nail and Beauty Salon, Hairdressers, Estate Agency ,and Educational and Cultural Trust

LEASES

We are advised that the current tenancy schedule is:

Nailed It

5 years from 1st February 2024

Rent £12,000 per annum

Perfect Cutz

Lease – Holding over

Rent £12,000 per annum

Mark Maguire Estate Agents

Lease - Holding over

Rent: £5,500 per annum

Belfast Suleymoniye Education and Cultural Trust

Lease – Holding over

Rent £6,000 per annum

Total rent £35,500 per annum

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate:

GROUND FLOOR

Nailed It

112 Lisburn Road - 63sqm / 678sqft

Perfect Cutz

114 Lisburn Road - 54sqm / 581sqft

FIRST FLOOR

Mark Maguire Estate Agents - 75sqm / 807sqft

SECOND FLOOR

Belfast Suleymoniye Education and Cultural Trust - 75sqm / 807sqft

Total: 267sqm/2,873sqft

Rates

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

112 Lisburn Road

Net Annual Value: £12,100.00

Estimated rates payable: £7,581.76 (2025/26)

114 Lisburn Road

Net Annual Value: £8,850.00

Estimated rates payable: £5,545.34 (2025/26)

1st Floor, 112/114 Lisburn Road

Net Annual Value: £6,550.00

Estimated rates payable: £4,104.18 (2025/26)

2nd Floor, 112/114 Lisburn Road

Net Annual Value: £6,100.00

Estimated rates payable: £0 (2025/26)

Full Exemption

Title

We understand that the property is held under a long leasehold title.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT (where applicable).

Sale Proposal

For sale by Private Treaty.

Price

Offers in the region of £425,000

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/ lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.

EPC

Pending.

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

Viewings

By appointment through Agent:

Brian Nixon

Mobile: **078 0103 2053**

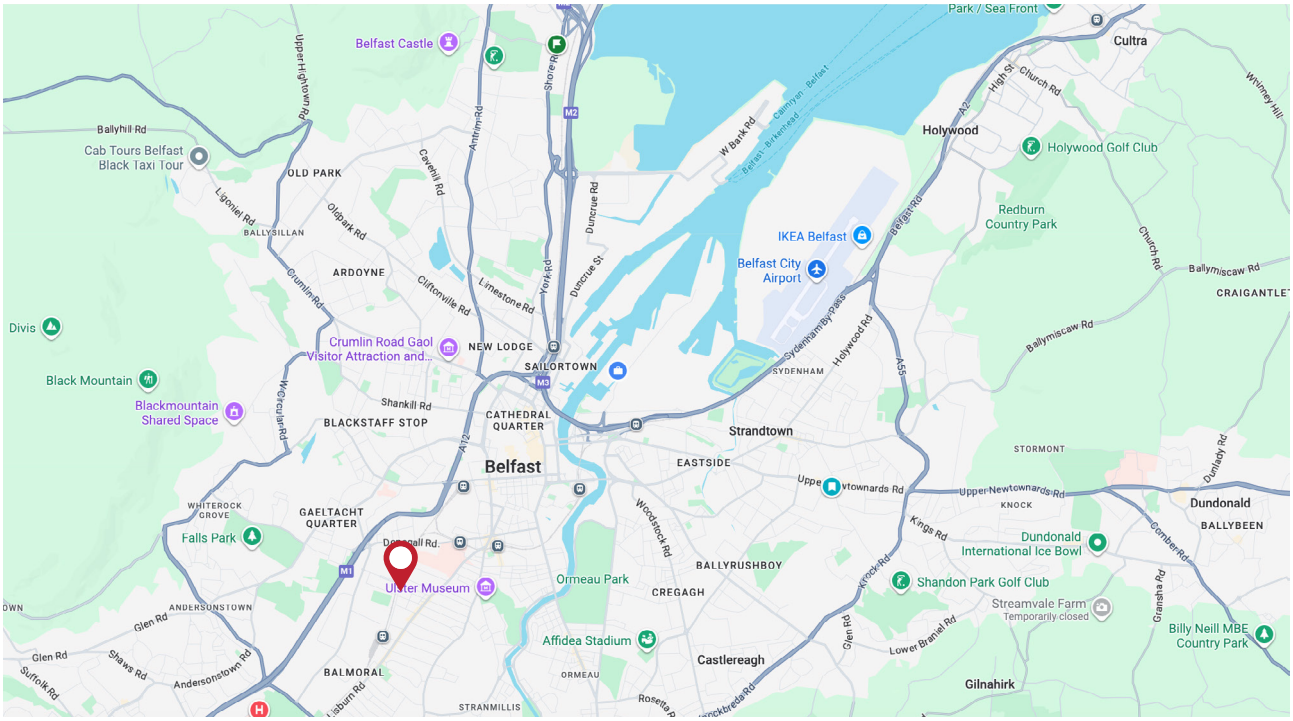
Email: **brian.nixon@whelan.co.uk**

Address: Whelan Commercial Ltd
Scottish Provident Building
7 Donegall Square West
Belfast BT1 6JH

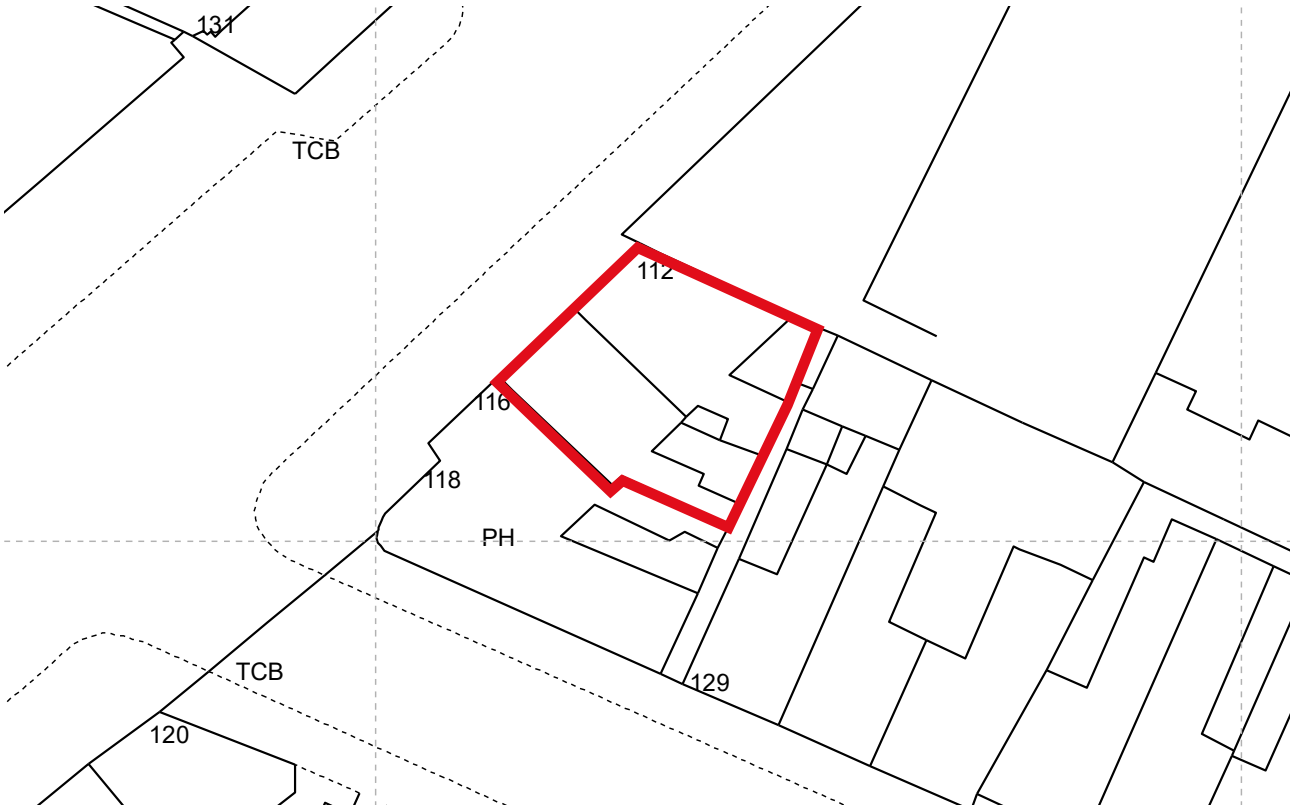
Simon McCullough

Mobile: **07734 919 483**

Location map



Ace Map



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