



To Let

RENT PRICE

Offers around

£11,000

Per annum exclusive

551-555 Lisburn Road, Second Floor, Belfast, BT9 7GQ

Highlights

- Office space extending to c.1,187 sq. ft.
- Prominent location on Lisburn Road
- Available from January 2022
- Rent: offers around £11,000 per annum exclusive

Location

- The Lisburn Road is one of the main arterial routes leading south from Belfast city centre and one of Belfast's most desirable suburban commercial locations.
- The subject occupies a prominent position on the Lisburn Road, on the second floor above Café Mauds. The location of the building and size of the unit makes the office suitable for a variety of businesses. The surrounding area consists of a mixture of convenience retailers and various local restaurants, bars, boutiques, and offices along with residential properties.
- Non-domestic occupiers within the immediate vicinity include Pizza Express, Spoon Street and The Chelsea Cocktail Bar.



Description

The subject property is a large second-floor office suite extending to c. 1,187 sq. ft. Internally the unit offers a reception area, meeting room, 3 individual offices, fully fitted kitchen, with a lift and WC towards the rear.



Lease details

Term

Minimum of a 5-year lease

Rent

Offers around £11,000 per annum exclusive

Repairs

Full repairing and insuring terms

VAT

All prices quoted are exclusive of and may be subject to VAT.

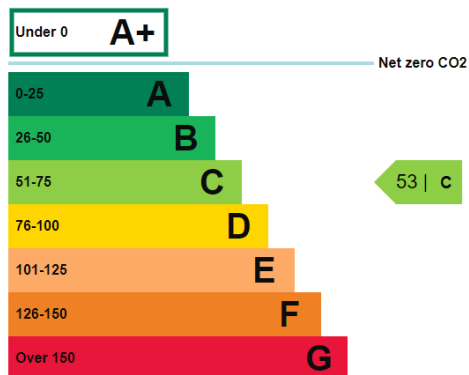
Unit Size

C. 1,187 Square feet



Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

Rateable Value

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

Net Annual Value: £13,200.00

Rate in the £ 2021/2022: 0.543147

Estimated Rates Payable: £7,169.54

Contact

Mark McCarney
+44 7976 632 156
Mark.mccarney@colliers.com

Rosanna Good
+44 7423 454181
Rosanna.good@colliers.com

Colliers
25 Talbot Street
Belfast
BT1 2LD

Colliers.com