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FOR SALE

183 Lisburn Road, Belfast, BT9 7EJ

Retail Investment Opportunity extending to c. 153 sq m (1,644 sq ft)

LOCATION

The subject property is located on the Lisburn Road, one of Belfast's main arterial routes and also one of Belfast's most affluent retail, restaurant and fashion destinations.

The subject is located on a busy section of the road near its junction with Tates Avenue.

Nearby occupiers include Wineflair, Café Nero and Co-Op.

DESCRIPTION

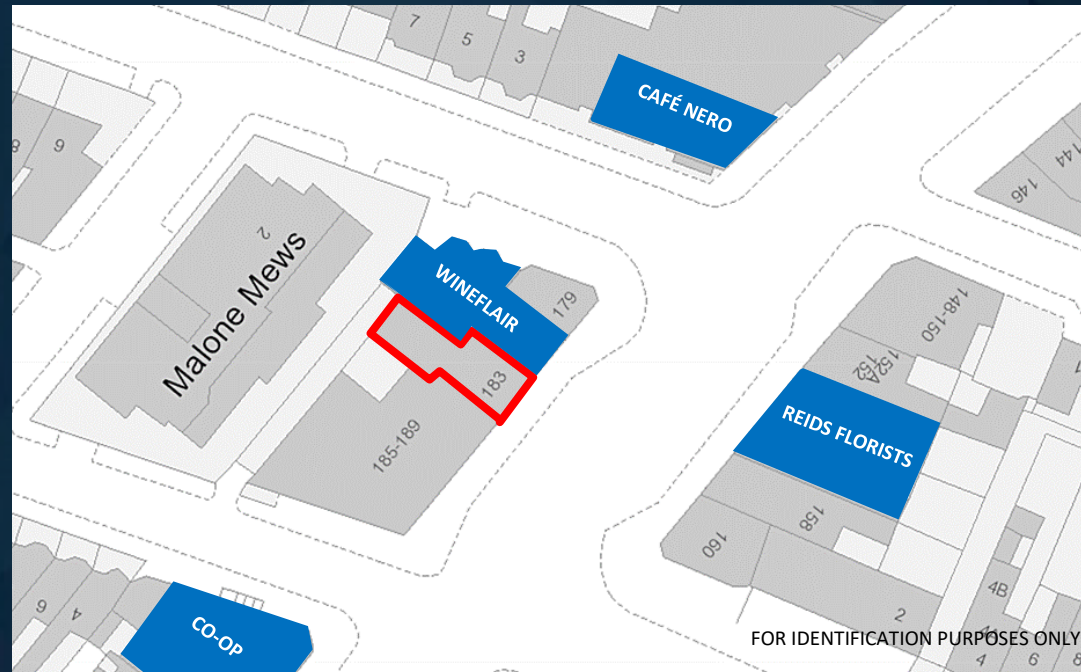
The subject property comprises a reversionary investment opportunity, consisting of a ground floor retail store with ancillary upper floor offices that fronts onto the Lisburn Road, one of Belfast's premier suburban retail locations.

The property is currently occupied by Life Northern Ireland, a long established local charity who have been in occupation since c. 2013.

The 3-storey property boasts an impressive finish with a glass frontage on the ground floor and a range of open plan and private offices on the upper floors and is heated via a gas fired central heating system.

Customer Due Diligence: As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: 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 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

FILE REF 9923



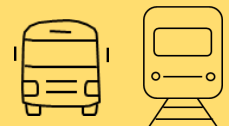
1.8 M POPULATION
ONE OF THE YOUNGEST
AND FASTEST GROWING
IN EUROPE



SHOPPING
SHOPPING AND
AMENITIES WITHIN
WALKING DISTANCE



CONNECTIVITY
M1 MOTORWAY EASILY
ACCESSED WITHIN
5 MINUTES VIA
BROADWAY / WESTLINK



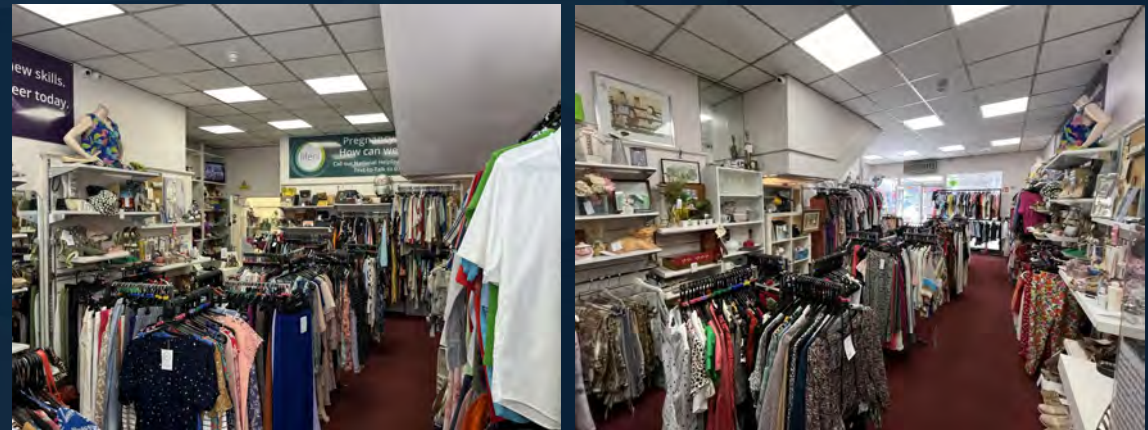
PUBLIC TRANSPORT
METRO AND RAIL
SERVICES IN CLOSE
PROXIMITY

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Shop Window	10 sq m	109 sq ft
Retail Area	47 sq m	503 sq ft
Store / Kitchen	19 sq m	205 sq ft
FIRST FLOOR		
Office	8 sq m	85 sq ft
Server Room	-	-
Store	4 sq m	48 sq ft
Office	21 sq m	222 sq ft
Store	8 sq m	88 sq ft
WC	-	-
Storage	7 sq m	70 sq ft
SECOND FLOOR		
Private Office	12 sq m	133 sq ft
Private Office	10 sq m	102 sq ft
Private Office	7 sq m	79 sq ft
TOTAL ACCOMMODATION	153 sq m	1,644 sq ft

TENANCY DETAILS

TENANT: Life Northern Ireland
 TERM: 10 years from 1 January 2016
 RENT: £15,000 per annum plus VAT (Current ERV c. £20,000 pa)



SALES DETAILS

PRICE: £200,000
TITLE: Assumed freehold

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

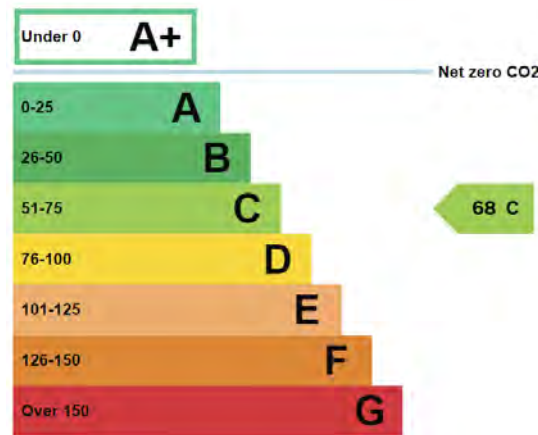
VAT

VAT is not chargeable on the sale.

NAV (RATES PAYABLE)

NAV: £15,600
Estimated rates payable: £9,350.05.

All prospective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

