For Sale

Office Space
480 sq ft

138 Upper Lisburn Road
Belfast
BT10 0BE
Location
This property occupies a highly prominent position on the corner of the Upper Lisburn Road and Finaghy Road South. The premises is highly visible from the road and benefits from a high level of passing traffic. The surrounding area is made up of a good mix of commercial and residential properties.

Surrounding occupiers include Iceland, Beggs Chemist, KFC and Subway.

It is located on one of the main arterial routes from Belfast city centre and is only a 19 minute drive from Belfast City Hall. It also benefits from bus services which run regularly within the area.

Description
This office accommodation benefits from their own 2 dedicated entrances to the front and rear of the property. It comprises of a reception area, 2 private rooms, a kitchen/teapoint area and private toilet facilities. Air conditioning and gas fired central heating are also installed within the property.

Accommodation

<table>
<thead>
<tr>
<th>Suite</th>
<th>Area (sq m)</th>
<th>Area (sq ft)</th>
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</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>44.59</td>
<td>480</td>
</tr>
<tr>
<td>Total</td>
<td>44.59</td>
<td>480</td>
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Price
Offers in excess of £55,000.

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

Net Annual Value - £5,750
Rate in the £ for 2019/2020 - £0.614135

VAT
All prices are exclusive of but may be liable to VAT.
Location Map

Osborne King
The Metro Building
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