

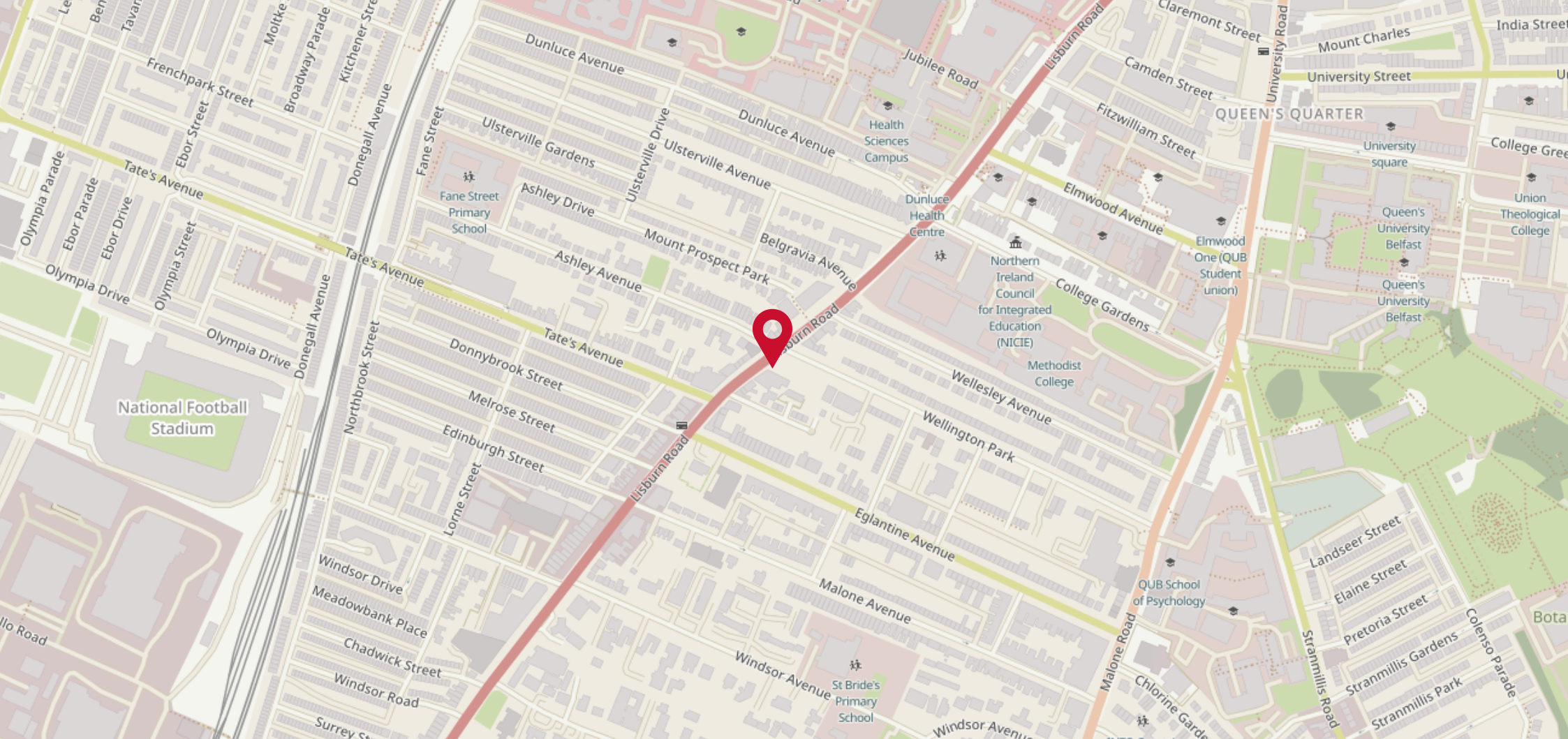
FOR SALE

**Lambert
Smith
Hampton**



136 Lisburn Road, Belfast, BT9 6AJ

**Highly Prominent Multi-Tenanted Office Building
Extending to Approx. 1,472 Sq Ft.
Producing an Annual Income of £30,840 Per Annum.**



LOCATION

The subject property is strategically located on the Lisburn Road, approximately 1.3 miles south of Belfast City Centre. The Lisburn Road is a main arterial route linking Belfast and Lisburn. The Lisburn Road is considered one of the most thriving inner city locations and extends the 'Golden Mile' with many shops, boutiques, wine bars, restaurants and coffee houses. It has been a vibrant hub in the centre of South Belfast for decades. Lisburn Road is the premier suburban retail and leisure location in Belfast, drawing an affluent consumer base from South Belfast.

The Lisburn Road is also considered a strategic office location for various businesses including the likes of CPS, Quicklet, Crawford Mullholland, Juno Planning and Caulfield Insurance. Queens University, Victoria College Belfast, Methodist College Belfast and the City Hospital are all in close proximity and there has also been recent residential development in the neighbouring area to include the recent development of 23 apartments with ground floor retail at 171-175 Lisburn Road, and the 156 room purpose built student accommodation at Bradbury Place.

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DESCRIPTION

The subject property offers an excellent opportunity to acquire a well presented office building totalling approx. 1,472 sq ft with direct frontage onto the Lisburn Road. This end terrace property is comprised of 7no. office suites extended over ground, first and second floors, producing an annual income of £30,840.

The property has recently undergone light refurbishment works and is finished to include plastered and painted walls, a mixture of carpeted/tiled flooring, gas fired central heating, double glazed PVC windows, suspended ceilings with flourescent strip lighting and perimeter trunking throughout. The property also benefits from the provision of W/C and kitchen facilities.

The property is suitable for a variety of uses, subject to the relevant statutory approvals.



Suite 1

SCHEDULE OF ACCOMMODATION

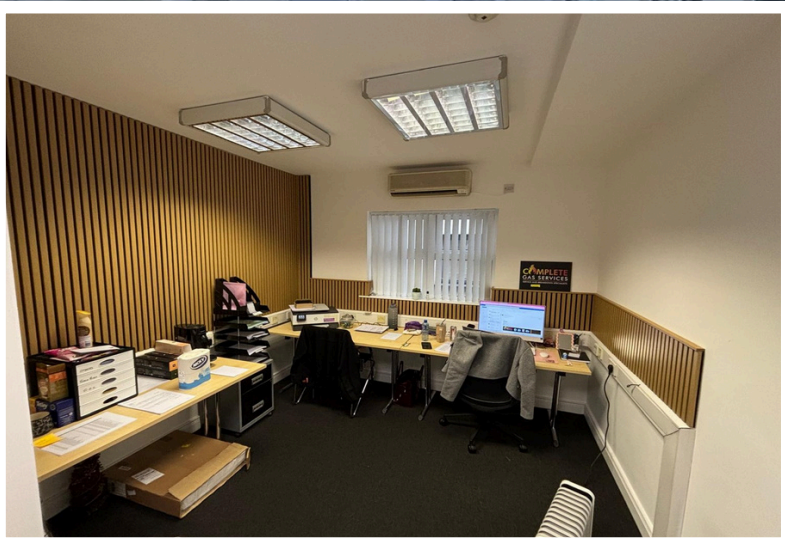
	Sq Ft	Sq M
Suite 1	297	27.58
Suite 2	131	12.18
Suite 3	240	22.26
Suite 4	187	17.40
Suite 5	152	14.11
Suite 6	394	36.59
Suite 7	71	6.64
Total Internal Area	1,472	136.75

TENANCY INFORMATION

	Tenant	Status	Annual Rent	Lease Commencement	Lease Expiry
Suite 1	Redian Real Estate	Let	£6,300	25.01.25	24.01.26
Suite 2	Private Individual	Let	£2,400	26.06.24	25.06.25
Suite 3	Private Individual	Let	£5,100	01.06.24	31.05.26
Suite 4	Private Individual	Let	£6,000	24.02.25	23.02.26
Suite 5	Private Individual	Let	£3,540	26.06.25	26.06.26
Suite 6	Private Individual	Let	£6,000	20.09.23	Overholding
Suite 7	Private Individual	Let	£1,500	26.03.25	25.09.25
Total			£30,840		



Suite 6



Suite 2





For Further Information

CONTACT

Kyle Abernethy

M 07429 777911

T 02890 327954

E kabernethy@lsh.ie

Phil Lennon

M 07345 463032

T 02890 327954

E plennon@lsh.ie

RATEABLE VALUE

We have been advised by Land and Property Services of the following for the year 2025/26:

	NAV	Rates Payable
Suite 1	£6,800.00	£4,260.83
Suite 2	£1,200.00	£751.91
Suite 3	£2,200.00	£1,378.50
Suite 4	£1,700.00	£1,065.21
Suite 5	£1,250.00	£783.24
Suite 6	£3,250.00	£2,036.42
Suite 7	N/A	N/A
Total	£16,400.00	£10,276.11

The non-domestic rate in the pound for the Belfast City council area for the rating year 2025/26 is £0.626592.

TITLE

We have been advised that the property is held by way of freehold title.

VALUE ADDED TAX

We are advised the building is not opted for tax. Interested parties are advised to undertake their own due diligence with regards to tax.

ENERGY PERFORMANCE CERTIFICATE

The Property benefits from an EPC rating of TBC.

ANTI MONEY LAUNDERING

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.

ASKING PRICE

We are instructed to seek offers in the region of **£250,000**, subject to contract and exclusive of VAT.

**Lambert
Smith
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