



Instinctive
Excellence
in Property.

To Let

Office Suite/Treatment Room Within
Established Makeup Business
c. 194 sq ft (18 sq m)

397 Lisburn Road
Belfast
BT9 7EW

OFFICE SUITE /
TREATMENT ROOM



**OFFICE SUITE /
TREATMENT ROOM**

Location Map



Location

The subject property is located at the corner of the Lisburn Road and Windsor Road with local occupiers including Tesco, Wineflair and Windsor Pharmacy. The immediate vicinity has seen significant investment recently with the development of “Windsor Road Residence” consisting of 28 apartments. Furthermore “Malone Exchange” a development of 21 apartments has also been completed recently.

Description

The premises are finished to a high standard and ready for occupation. The suite is in an established makeup and beauty business. Other occupiers include Ciara Daly Makeup and Donna Dorothy Permanent Makeup. The suite could be used as an office or studio space. Finishes within the property includes:

- Painted plastered walls
- Gas fired central heating
- Wooden effect flooring
- Excellent natural light

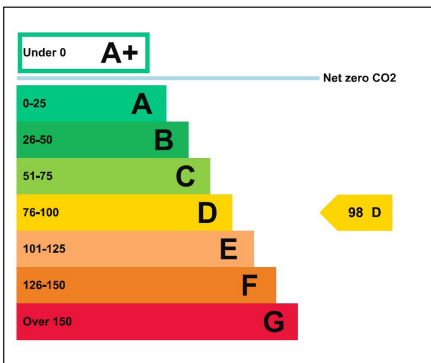
Accommodation/Rent

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

Description	Sq Ft	Sq M	Rent (exc. VAT)
Suite 1	194	18	£125 per week (c. £540 per month)

Note: Rent is inclusive of rates, electricity and gas heating.

EPC



VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

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.



Suite 1



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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/uk/si/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. 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.

MISREPRESENTATION ACT 1967

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