



To Let (By Way Of Assignment)
Delicatessen/Sandwich Bar/Coffee Shop
427 Lisburn Road, Belfast BT9 7EY



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

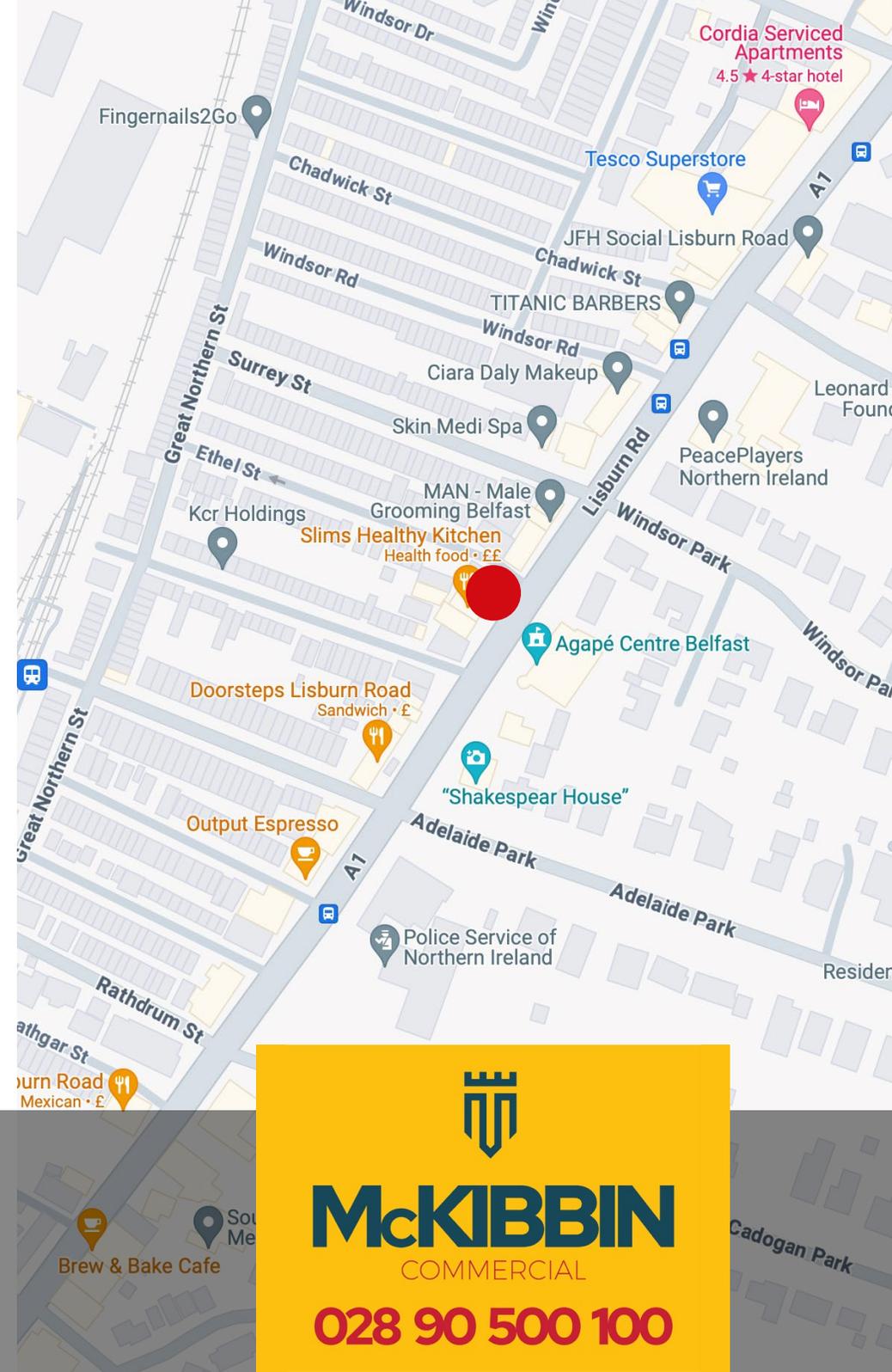
- Superb opportunity to acquire well fitted delicatessen and coffee shop.
- Prominent location on the popular Lisburn Road in South Belfast.
- Suitable for a wide range of uses.

LOCATION

- The subject occupies a prime location on the popular Lisburn Road in South Belfast.
- Lisburn Road in South Belfast is one of the main arterial routes to and from the city centre. It is arguably one of the most sought after retail and residential locations and benefits from high levels of both pedestrian footfall and vehicular traffic.
- The surrounding area is a mix of local and national retailers, cafes, restaurants etc. fronting Lisburn Road, with a large residential catchment in the avenues and streets off the Lisburn Road,
- Nearby occupiers include Marks and Spencer's, Holland and Barrett, Spar and Bedeck.

DESCRIPTION

- The subject is a well finished commercial unit previously in use as a deli, sandwich bar and coffee shop.
- Accommodation provided includes servery, preparation areas, kitchen, storage and WC.
- The unit is finished in a traditional style to include wooden shop front, hardwood floor to servery, non-slip floor finishes to preparation area/kitchens, plastered and painted walls and wooden sheeted ceiling with feature lighting.



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ACCOMMODATION

Description	Sq M	Sq Ft
Seating/Servery	33.46	360
Kitchen	5.04	54
Preparation Area	6.98	75
Store 1	9.01	97
Store 2	17.10	184
WC		
Total Net Internal Area	71.59	770

LEASE DETAILS

Term: 9 years from 1st February 2017
Current Rent: £14,000 per annum
Rent Review: 1st November 2023
Repairs and Insurance: Tenant responsible for internal repairs and reimbursement of a fair proportion of the cost of external repairs and the building insurance premium to the Landlord.

RATES INFORMATION

NAV £9,300

Rate in £ 2023/2024 = 0.572221

Therefore, Rates payable 2023/2024 = £4,257.32 (inc. SBRR)

The property is eligible for Small Business Rates Relief. Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

The premises are not registered for Value Added Tax.



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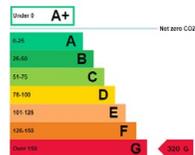
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EPC

BELFAST BT9 7YV		G
Valid until 24 May 2025	Certificate number 0896-2789-2430-3600-6503	
Property type	A022 Retail and Financial/Professional services	
Total floor area	100 square metres	

Energy rating and score

This property's current energy rating is G.



CONTACT

For further information or to arrange a viewing contact:

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