



To Let Café/Retail Premises
711 Lisburn Road, Belfast BT9 7GU



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COMMERCIAL

028 90 500 100

SUMMARY

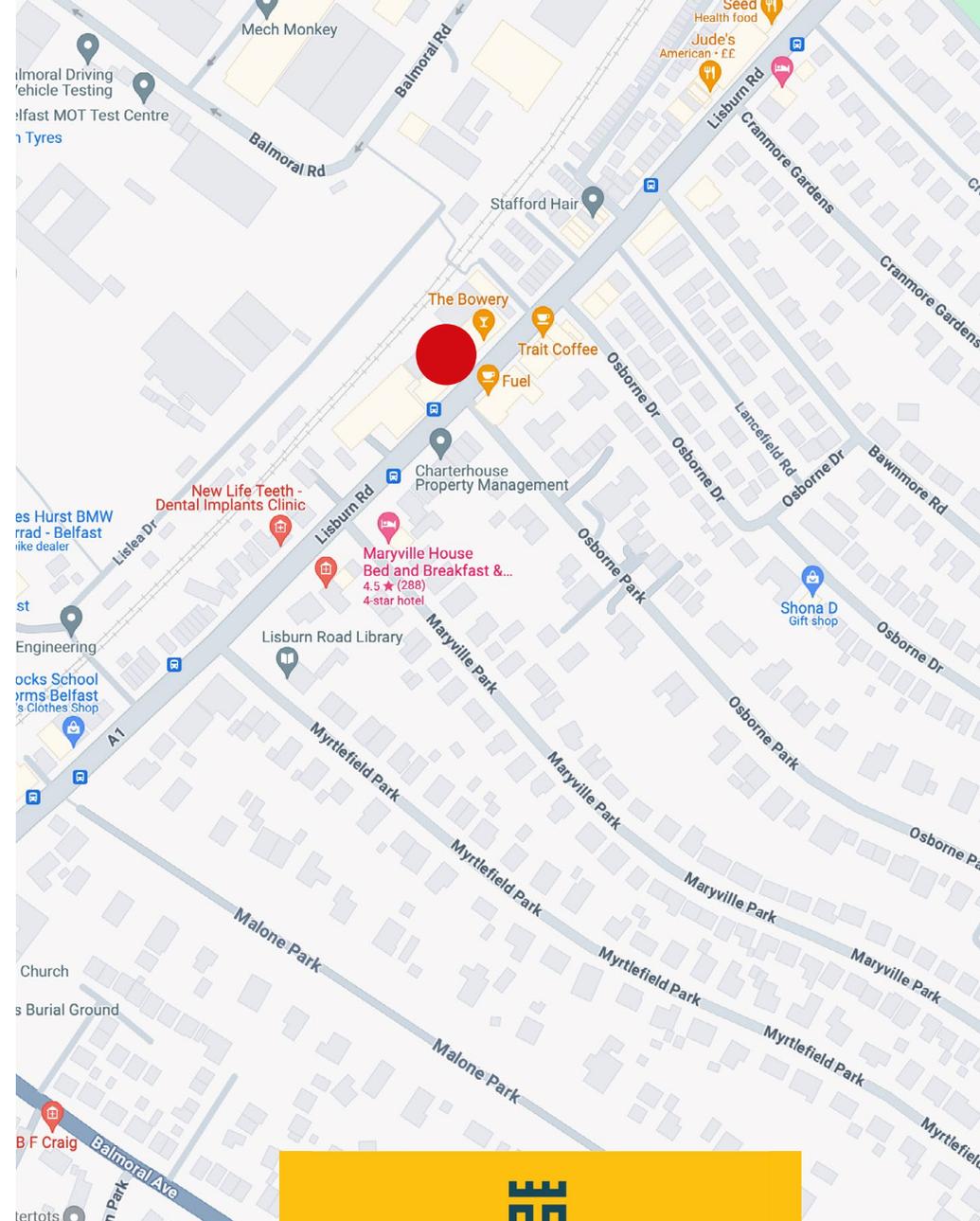
- Highly prominent Café in the heart of Lisburn Road
- Fitted out to a high standard in a busy area with a large footfall.

LOCATION

- The subject property occupies a prime location on Lisburn Road, renowned for its popular shopping boutiques, restaurants and bars.
- The Lisburn Road is one of the main arterial routes into Belfast City Centre with high volumes of passing vehicular and pedestrian traffic.
- Occupiers include Space NK, Orenda Living, Bang & Olufsen, The Crafty Vintner, Weekend (Max Mara) and The Bewery.

DESCRIPTION

- This modern ground floor unit has been finished to a high standard to include exposed services, plastered/painted walls, ceiling mounted air conditioning / heating units and ceramic floor tiles.
- The Café is fully fitted to include chairs, tables, customer counters, refrigerated glazed display counters together with well-equipped kitchen, as well as a fridge, freezer and walk in cold store in the rear.
- The premises is fully fitted with an accessible W/C and baby changing facilities.
- We estimate that the unit extends to 1,420 sqft.



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ACCOMMODATION

Description	Sq M	Sq Ft
All Ground Floor	131.92	1,420

LEASE DETAILS

Term:	10 years.
Rent:	£35,000 per annum, exclusive.
Rent Review:	Upwards only at the expiry of the 5 year.
Repairs & Insurance:	Tenant to be responsible for internal repairs and reimbursement of a fair proportion of the building insurance premium to the Landlord.
Service Charge:	Levied to cover a fair proportion of the cost of external repairs and any other reasonable outgoings of the Landlord.

RATES

We understand that the property has been assessed for rating purposes, as follows:-

NAV: £24,200

Rate in £ 2023/24 = 0.572221

Therefore, Rates Payable 2023/24 = £13,847.75

Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.



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Layout Plan - Not to Scale

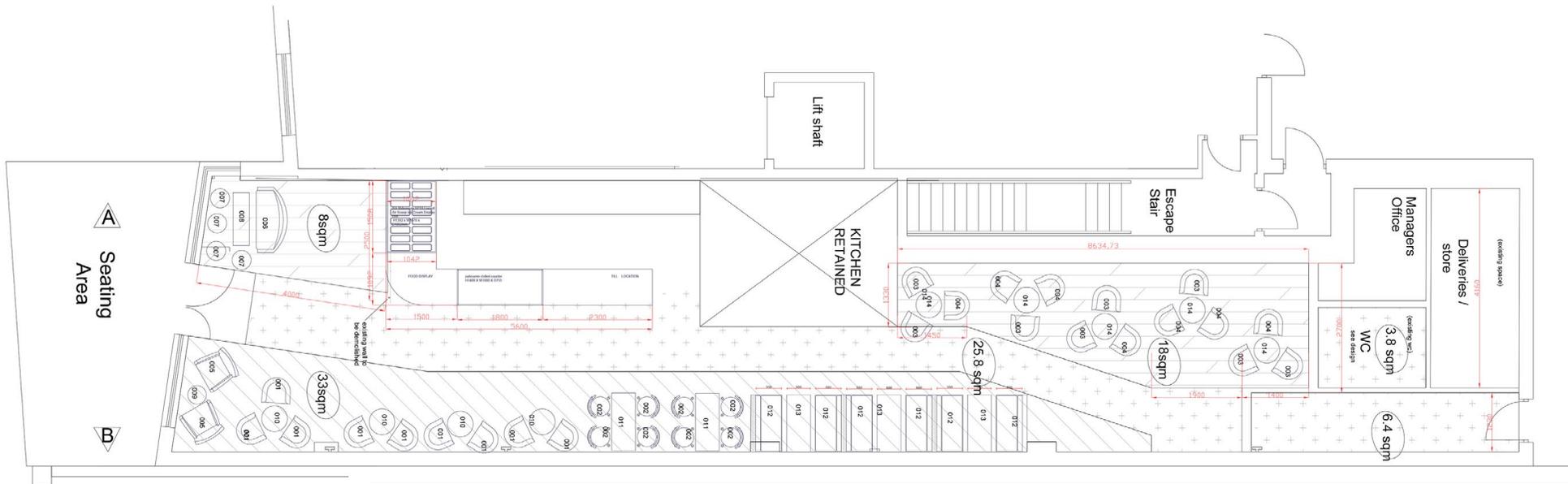
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Seating Plan

Not To Scale. For indicative purposes only.

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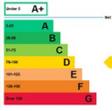
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EPC

Energy performance certificate (EPC)		
711 Lanyon Road BT19 7JG	Energy rating D	Valid until: 13 February 2024 Certificate number: 0813-7703-3633-3887-6555
Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways	
Total floor area	137 square metres	
Energy rating and score		
Properties get a rating from A+ (best) to G (worst) and a score.		
This property's energy rating is D.		
The better the rating and score, the lower your property's carbon emissions are likely to be.		
		

CONTACT

For further information or to arrange a viewing contact:

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