

FOR SALE

83 Sloan Street, Lisburn BT27 5AJ

FULLY LET TOWN CENTRE INVESTMENT OPPORTUNITY

Lisney

COMMERCIAL REAL ESTATE



OUTLINE FOR INDICATIVE PURPOSES ONLY

Lisney

COMMERCIAL REAL ESTATE

INVESTMENT SUMMARY

Long term lease to Apache Pizza franchisee

Passing rent of £20,800 per annum

Offers around £225,000 exclusive, subject to contract



LOCATION

The City of Lisburn is located approximately 8 miles south of Belfast, with a population of c. 71,000 on the last census date, and a wider population of c. 142,000 people within the local government district.

The city benefits from excellent road communications via the M1 motorway network which provides direct access to Belfast as well as Dublin.

The subject property is situated on the corner of Sloan Street and Mercer Street on the eastern edge of the city centre with easy access to the M1.

Nearby occupiers include Winemark, Enterprise Rent-A-Car, Texaco/Eurospar, Screwfix.

DESCRIPTION

The subject comprises a 2 storey hot food takeaway of circa 1,529 sqft fronting Sloan Street which benefits from a glazed shop front with return frontage onto Mercer Street.

Internally the unit is fitted out to an excellent standard, in typical Apache Pizza format, comprising of a full serve over and kitchen area at ground floor with first floor stores and staff facilities.

For the avoidance of doubt, the advertising hoarding is not to be included within the sale.

ACCOMMODATION

Description	sqm	sqft
Ground Floor	73.00	788
First Floor	69.00	741
TOTAL	142.00	1,529

COVENANT INFORMATION

Apache Pizza (www.apachepizza.co.uk/about-apache) have been trading since 1996 and have over 160 outlets throughout Northern Ireland and ROI.

TITLE

We understand the property is held under long leasehold.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

TENANCY INFORMATION

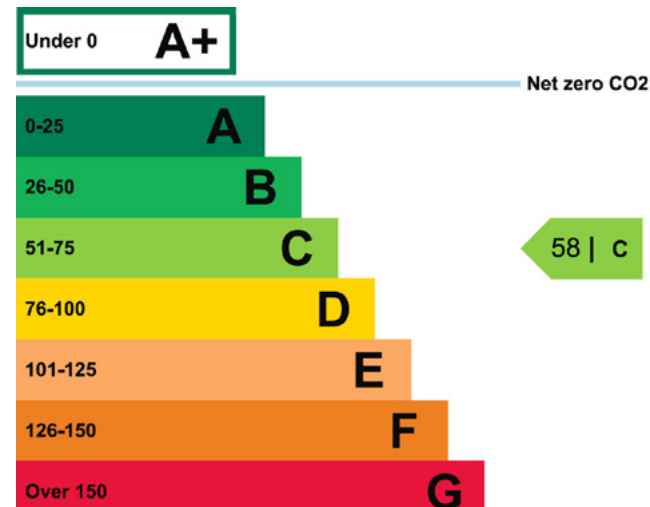
Unit	Tenant	Rent PAX	Lease Start	Lease Expiry
Hot Food Unit	Yasmin Omar Iqbal and Mohammed Omar Iqbal t/a Apache Pizza	£20,800	08.09.2022	07.09.2047
TOTAL		£20,800		

EPC

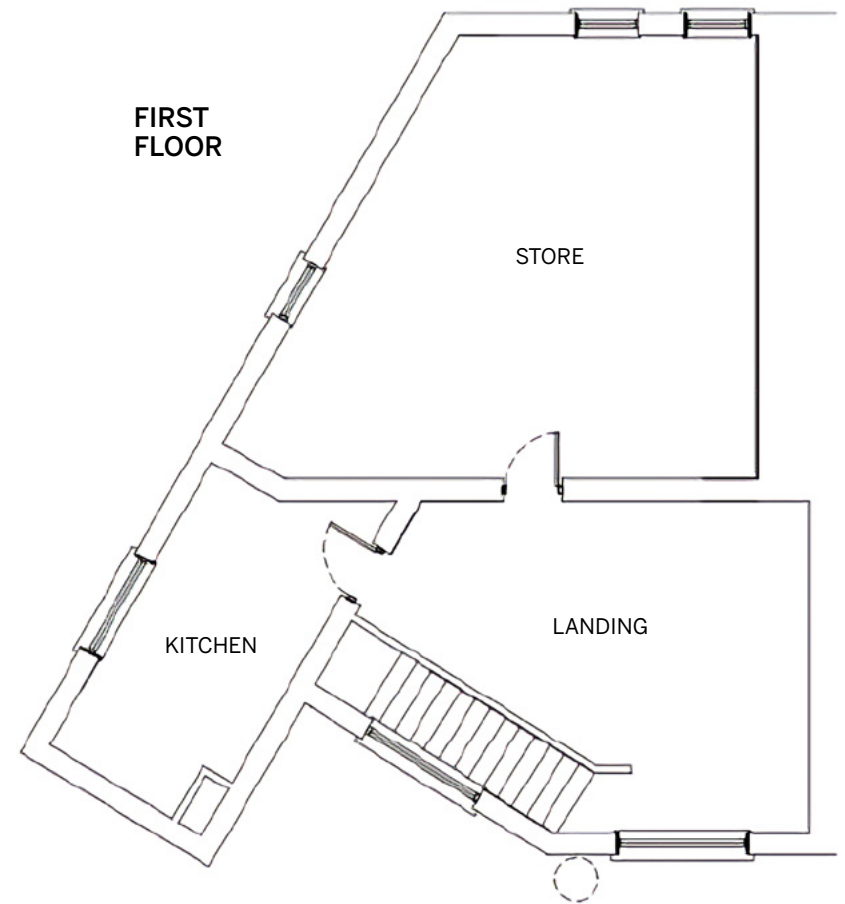
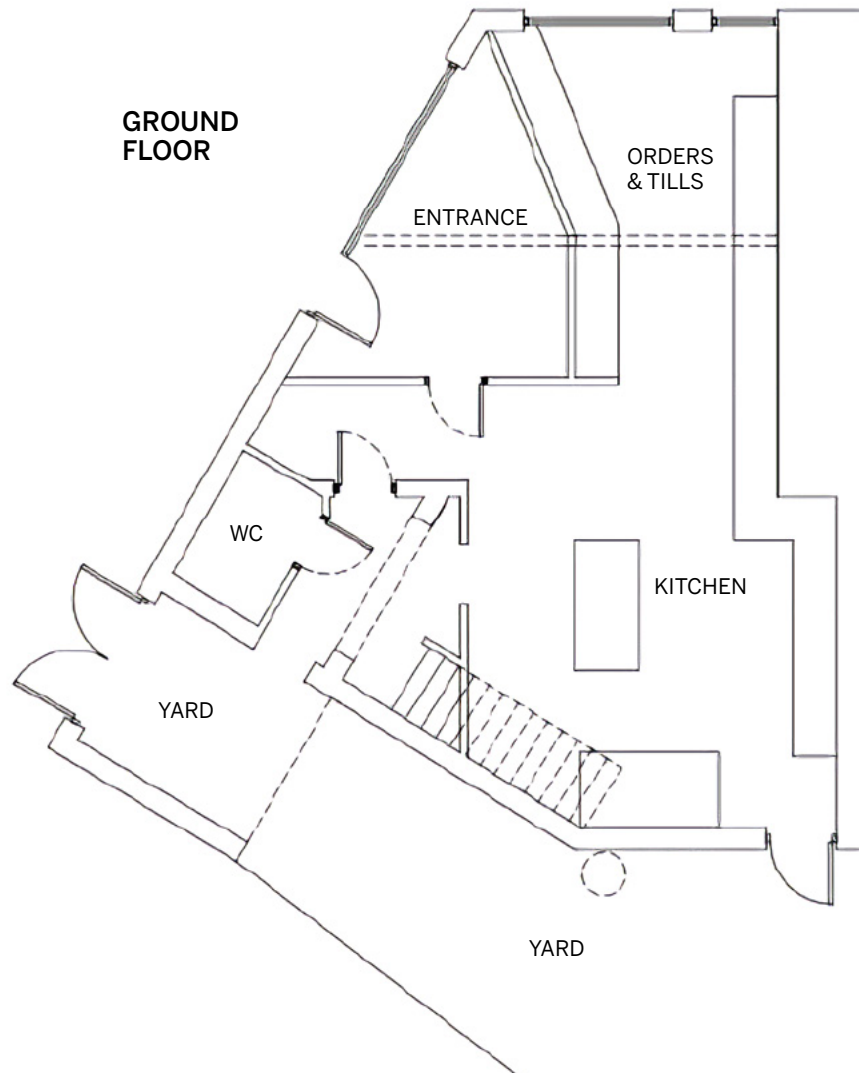
The property has an Energy Efficiency rating of C58. The full Certificate can be made available upon request.

PRICE

Seeking offers around £225,000 exclusive, subject to contract.



FLOOR PLANS



LOCATION



REF 24554

Lisney
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For further information:

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Viewing strictly by appointment with the sole selling agent Lisney

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