



BETH BRIDAL

COFFEE SHOP

THE BAKE HOUSE

DESSERT CAFE

BARBER SHOP

est. 1996

Cambridge

THE FOOD AWARDS NORTHERN IRELAND 2018 WINNER

TO LET

625 LISBURN ROAD, BELFAST, BT9 7GT  
PRIME RETAIL UNIT C. 2,007SQ FT.

Lisney

## Features

- Fully fitted unit.
- Excellent location.
- Immediate availability

## Location

The Lisburn Road is one of the main arterial routes from South Belfast into the City Centre and is considered one of Belfast's most popular suburban retail and restaurant locations.

The subject property is a occupies a prominent location on the Lisburn Road and is suitable for a wide range of uses. Surrounding occupiers include Springsteens, Oliver Bonas, Kaffe O and Eden Park.

## Description

The subject is a fully fitted 3 storey property benefitting from a fully glazed shop front fronting onto the Lisburn Road.

Internally the property has been finished to a high standard to include tiled flooring, plastered and painted walls, recessed lighting, air conditioning, extraction system and a service lift. The property is available for immediate occupation with minimal ingoing expenditure.

## Accommodation

	Sq. M	Sq. Ft
Ground Floor Sales	72	775
Ground Floor Store	6.97	75
First Floor Kitchen	58.6	630
Second Floor Office	49	527
<b>TOTAL</b>	<b>186.57</b>	<b>2,007</b>

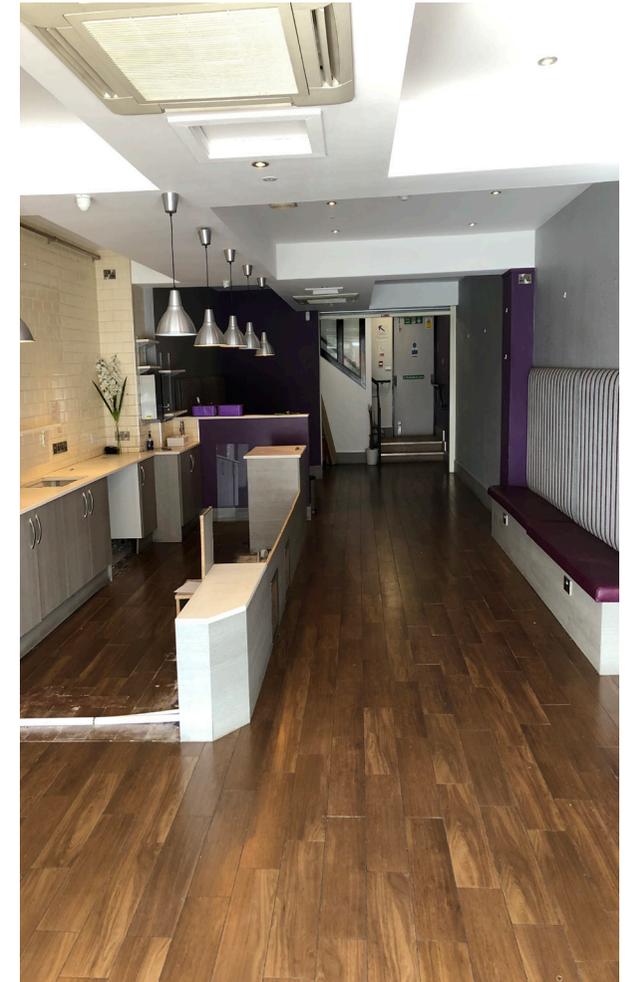
## Lease Terms

Rent: £30,000 pax

Term: Subject to Negotiation

Repairing: The space will be let on full repairing and insuring terms

Insurance: An incoming tenant will be responsible for reimbursing the landlord for the cost of buildings insurance.



## Rates

We have been advised by Land & Property Services of the following:

Net Annual Value: £23,600

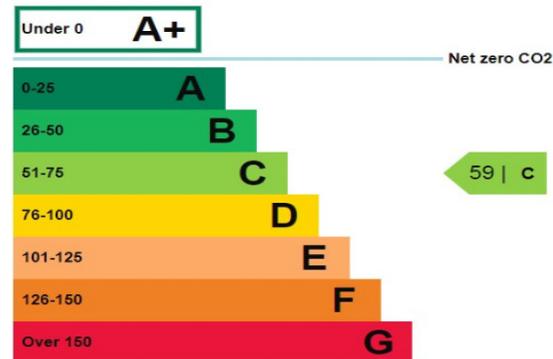
Rates Payable (20/21): £12,700.72

## EPC

625 Lisburn Road has an Energy Efficiency rating of C59. The full Certificate can be made available upon request.

### Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## VAT

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

## Declaration of Interest

In accordance with the Estate Agents Act 1979, we declare that a Director of Lisney has a personal interest in the property.

## 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/ukSI/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 Lisney. 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.

## Contact

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