



To Let Modern Hot Food/Retail Unit
71 Sloan Street, Belfast BT27 5AG


McKIBBIN
COMMERCIAL
028 90 500 100

SUMMARY

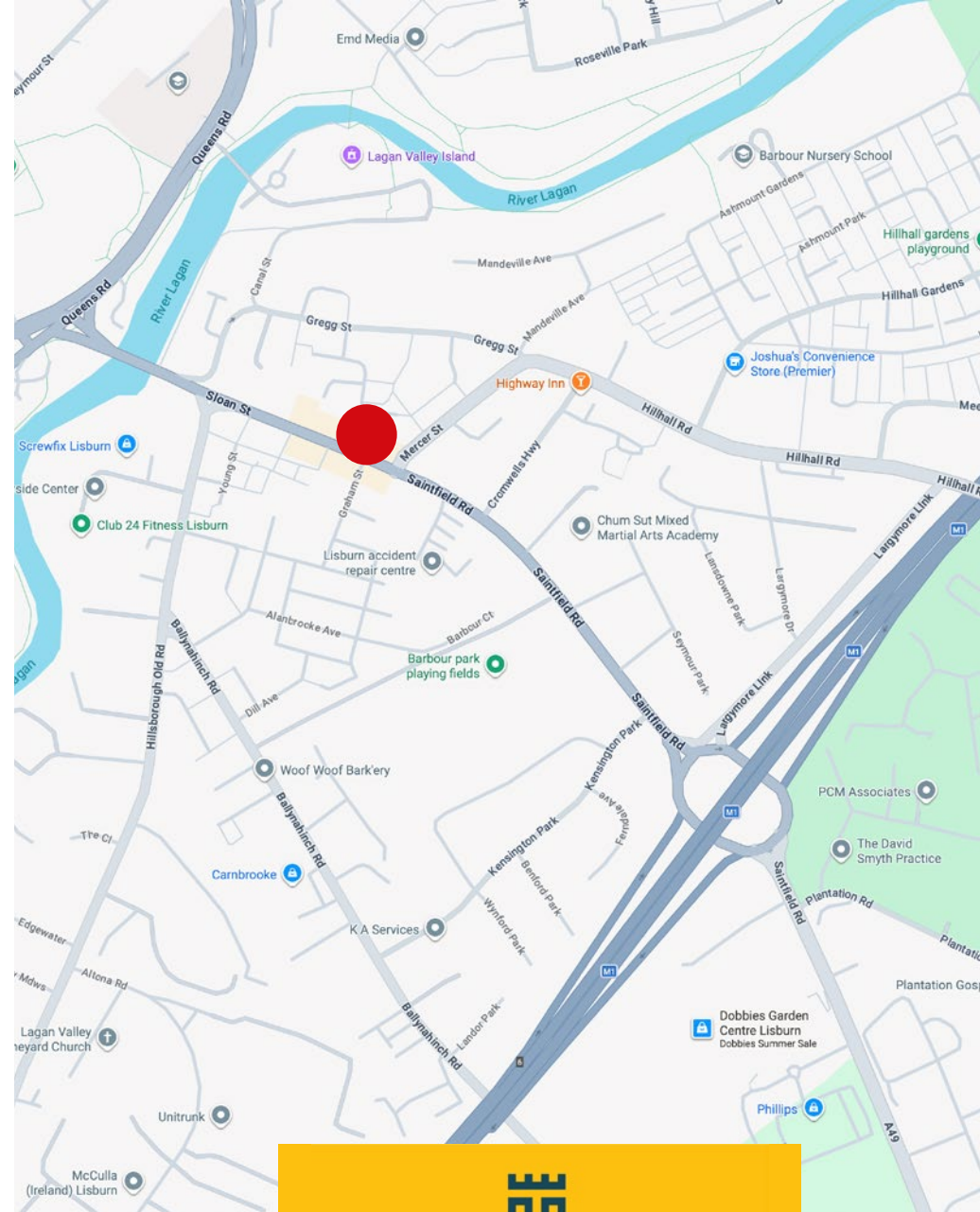
- High specification Hot Food/Retail premises of c. 36.47 sq m (393 sq ft) comprising sales and kitchen area on ground floor.
- Previously occupied by a fruit shop and immediately available.
- High profile location on Sloan Street, Lisburn, Co. Down

DESCRIPTION

- The subject property is a modern retail unit of c. 36.5 sq m (393 sq ft) on the ground floor only.
- The unit is comprised of a spacious sales area plus a kitchen and toilet facilities.
- The unit is a modern building finished to a good specification with aluminium framed double glazed shop front and roller shutter. Internally the sales area is fitted and ready for trading. Finishes include tiled floor, plastered and painted walls, LED Lighting.
- The premises has planning for Hot food use

LOCATION

- The property occupies a prominent location on Sloan Street in Lisburn, Co. Down, within a well-established retail/commercial area serving the surrounding residential catchment. Nearby amenities include local shops and services, with good accessibility to the wider Lisburn town centre.
- Lisburn is a city in County Antrim, Northern Ireland, located approximately 11 miles southwest of Belfast. The city is a key local service centre with a strong mix of retail, employment and community facilities.
- The property benefits from excellent connectivity, with Lisburn positioned on major road links providing convenient travel to Belfast and surrounding areas, supporting regular customer footfall and broader regional accessibility.



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ACCOMMODATION

Description	Sq M	Sq Ft
Sales Area	34.10	367
Kitchen	2.37	26
W/C		
TOTAL AREA	36.47	393

LEASE DETAILS

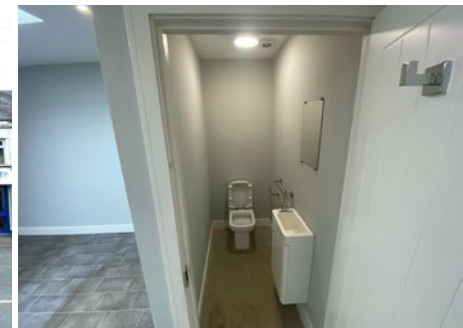
Term: Negotiable, subject to a minimum of 3 years
Rent Reviews: Upwards Only every 3/5 years.
Rent: £12,000 per annum, exclusive
Repairs & Insurance: Tenant responsible for all repairs and reimbursement of the building insurance premium to the Landlord.

RATES INFORMATION

NAV: £2,700
Rate in the £ 2026/27: 0.58667
Rates payable 2026/27 = £1,584
(inclusive of Small Business Rates Relief)
Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

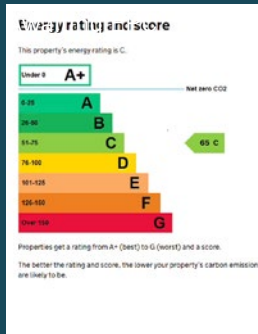
The Property may be liable for VAT



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EPC



CONTACT

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