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Restaurant Unit  
2,580 sq. ft. (235 sq. m.)

Unit 14, Lisburn Leisure Park,  
Lisburn

**TO LET**



## PROPERTY SUMMARY

- **Lisburn Leisure Park is one of Northern Ireland's leading leisure destinations**
- **Adjacent to Lagan Valley Leisureplex, Omniplex and Airtastic**
- **Unit of 2,580 sq. ft. (235 sq. m.)**

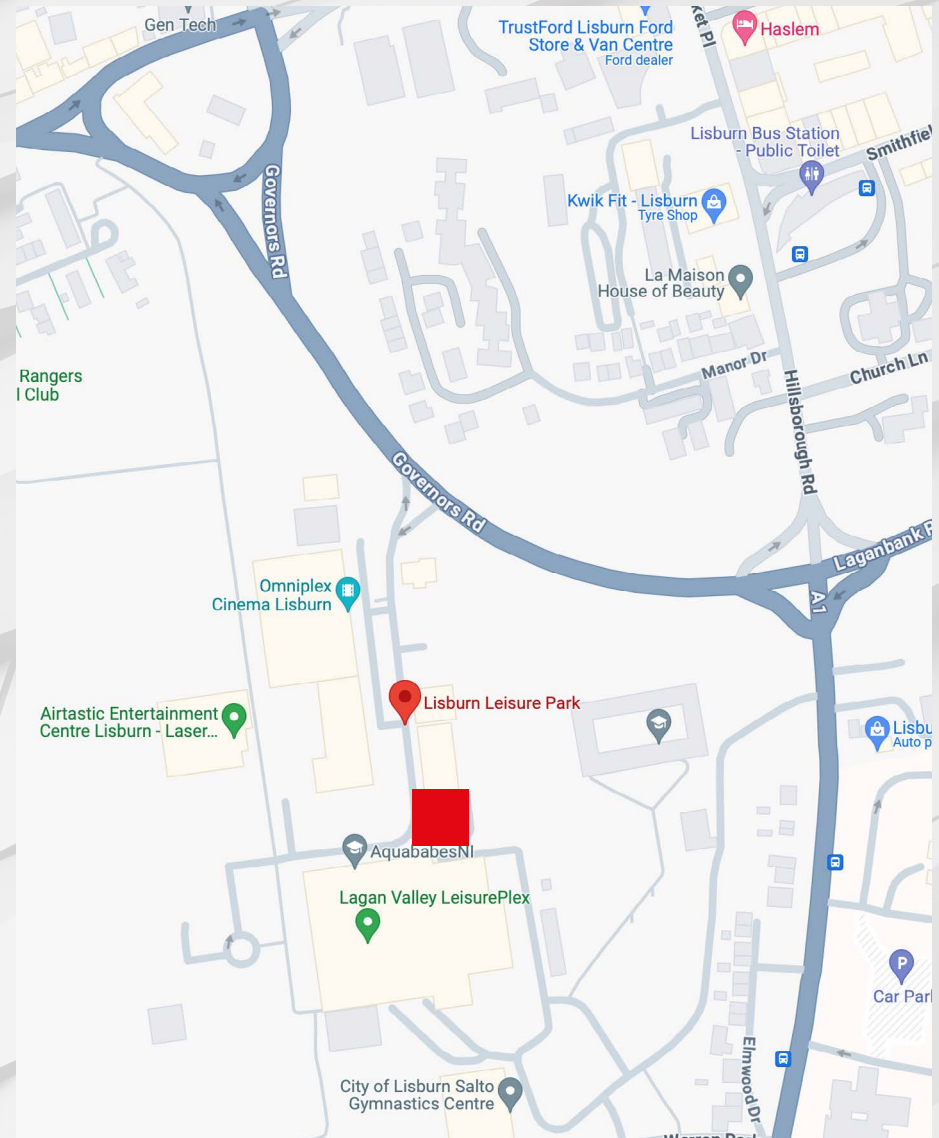
## LOCATION

Lisburn has a growing district population of c. 120,000 making it the second largest council in Northern Ireland (Source NESRI). Lisburn is located approximately 9 miles south of Belfast and is easily accessible via the M1 motorway.

Lisburn Leisure Park is accessed off Governors Road to the south of Lisburn City Centre, within walking distance of the prime retail pitch of Bow Street and Bow Street Mall.

The scheme currently provides 13 purpose-built restaurant and leisure units with free on-site parking and is home to the 14 screen Omniplex Cinema, Lagan Valley LeisurePlex and Airtastic Lisburn which includes an 18-lane bowling centre and amusement arcade.

The scheme is complemented by a strong catering offer from established names such as Costa Coffee, Subway, KFC, MB Chicken and Bodene's.



## ACCOMMODATION

Accommodation	Sq Ft	Sq M
GF restaurant Unit	1,950	181.16
Mezzanine	580	53.8
<b>Total</b>	<b>2,580</b>	<b>235.04</b>

## LEASE DETAILS

Term:	10-year lease
Rent:	£47,000 per annum
Rent Reviews:	Year 5 on an upwards only basis.
Repairs:	Effectively full repairing and insuring
Service Charge:	c. £2,774 per annum, levied to cover external repairs, maintenance.
Insurance:	c. £2,164, Tenant to pay a proportion of the building's insurance premium.

## RATEABLE VALUE

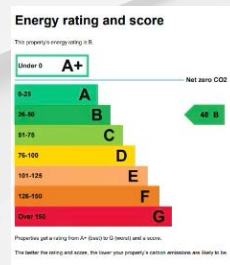
We have been advised by Land and Property Services that the NAV is £27,700. The rate in the £ for 2025/26 is £0.566150. Current rates payable £15,157 per annum.

## VAT

We are advised that the subject property is VAT registered and therefore VAT will be charged in addition to the above rent

## EPC

48B, Certificate can be provided upon request.









## VIEWING AND FURTHER INFORMATION

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