



To Let Delicatessen/Sandwich Bar/Coffee Shop
427 Lisburn Road, Belfast BT9 7EY



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

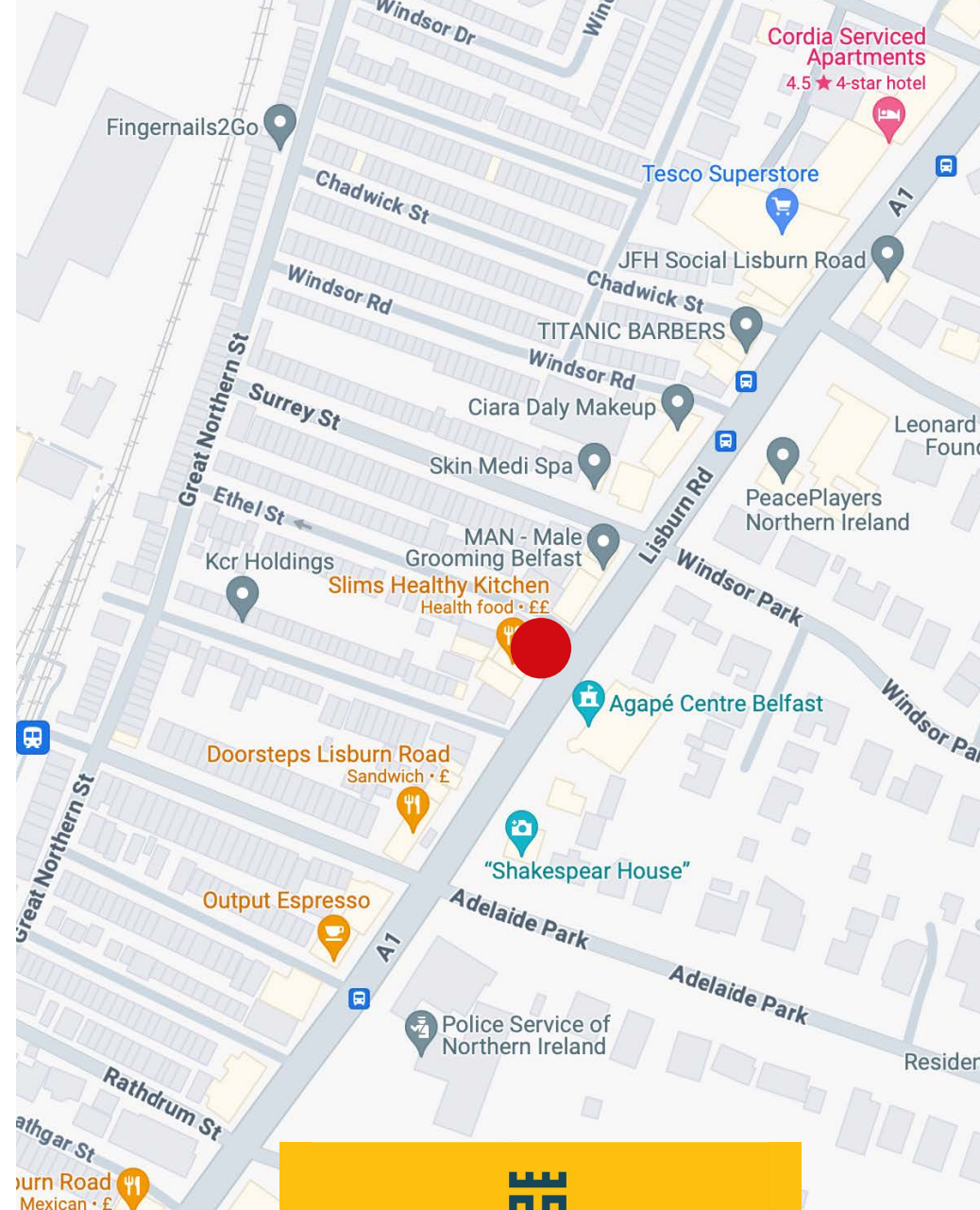
- Superb opportunity to acquire a coffee shop/deli unit.
- Prominent location on the popular Lisburn Road in South Belfast.
- Suitable for a wide range of uses.

DESCRIPTION

- The subject is a well finished commercial unit previously in use as a deli, sandwich bar and coffee shop.
- Accommodation provided includes servery, preparation areas, kitchen, storage and WC.
- The unit is finished in a traditional style to include wooden shop front, hardwood floor to servery, non-slip floor finishes to preparation area/kitchens, plastered and painted walls and wooden sheeted ceiling with feature lighting.

LOCATION

- The subject occupies a prime location on the popular Lisburn Road in South Belfast.
- Lisburn Road in South Belfast is one of the main arterial routes to and from the city centre. It is arguably one of the most sought after retail and residential locations and benefits from high levels of both pedestrian footfall and vehicular traffic.
- The surrounding area is a mix of local and national retailers, cafes, restaurants etc. fronting Lisburn Road, with a large residential catchment in the avenues and streets off the Lisburn Road,
- Nearby occupiers include Marks and Spencer's, Holland and Barrett, Spar and Bedeck.



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ACCOMMODATION

Description	Sq M	Sq Ft
Seating/Servery	33.46	360
Kitchen	5.04	54
Preparation Area	6.98	75
Store 1	9.01	97
Store 2	17.10	184
WC		
Total Net Internal Area	71.59	770

LEASE DETAILS

Term: Negotiable, subject to a minimum of five years.

Rent: £16,500 per annum.

Rent Review: Every 5 years.

Repairs and Insurance: Tenant 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, cleaning and maintenance of communal areas, management fees and any other reasonable outgoings of the landlord.

RATES INFORMATION

NAV: £9,300

Rate in £ 2025/26 = 0.626592

Therefore, Rates payable 2025/2026 = £4,661.84 (inc. SBRR)

The property is eligible for Small Business Rates Relief. Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

The premises are not registered for Value Added Tax.



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EPC

Energy performance certificate (EPC)	
Current energy rating F	Valid until 28 November 2028
Current energy class F	Certificate number 2026-0123-456789-9010
Property type Office building	
Total floor area 72 square metres	
Energy rating and score	
This property's energy rating is F .	
Properties get a rating from A+ (best) to G (worst) and a score.	
The higher the rating and score, the lower your property's carbon emissions are likely to be.	
How this property compares to others	
Properties similar to this one could have ratings:	
If newly built A+	
If typical of the existing stock F	

CONTACT

For further information or to arrange a viewing contact:

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