



To Let (by way of assignment)
Superb Café Premises
469 Lisburn Road, Belfast BT9 7EZ


McKIBBIN
COMMERCIAL
028 90 500 100

SUMMARY

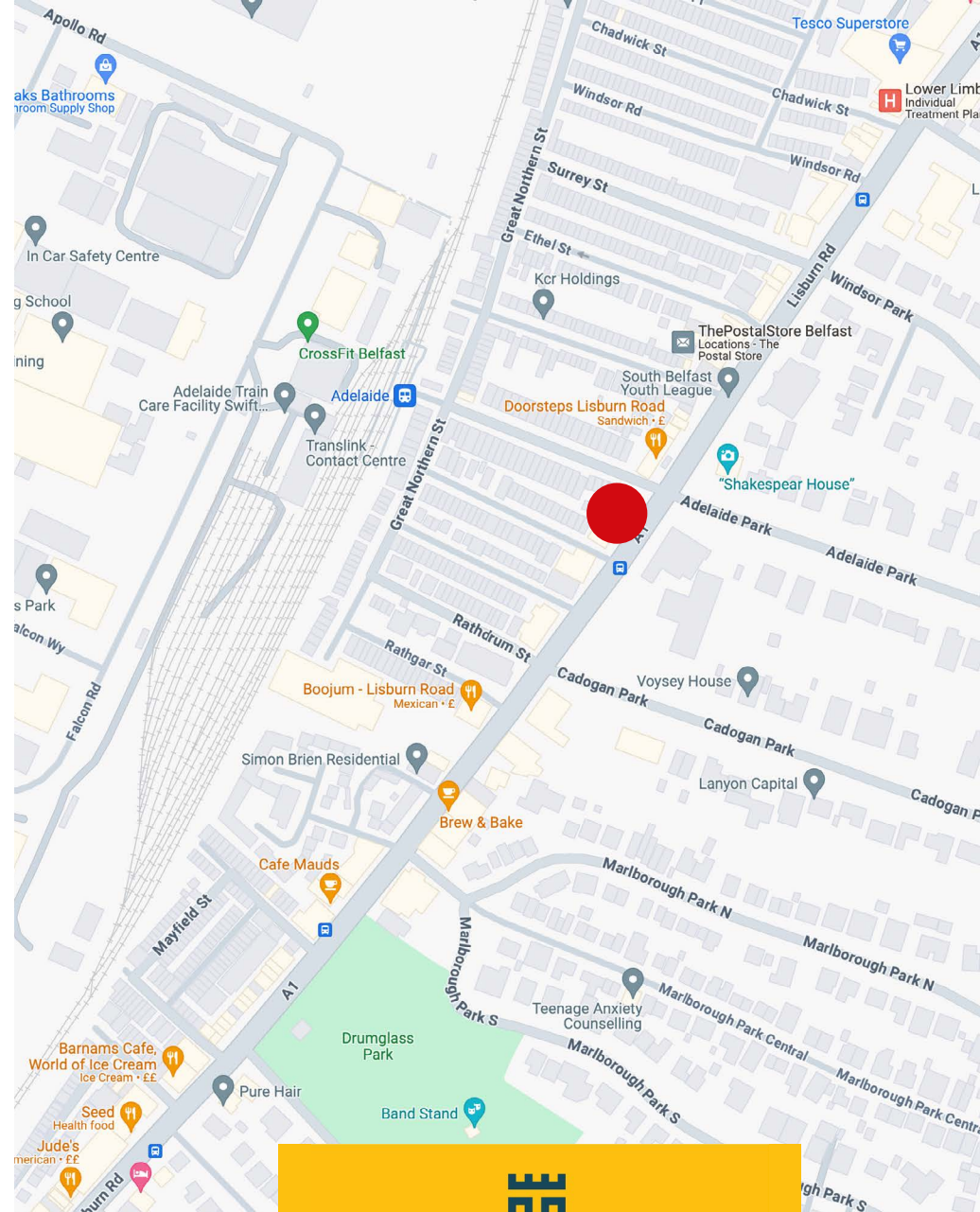
- Superb opportunity to acquire an outstanding coffee shop unit.
- Prominent location on the popular Lisburn Road in South Belfast.
- Suitable for a wide range of uses.

DESCRIPTION

- The subject is fitted to a high standard, currently being used as a café.
- Accommodation provided includes servery, preparation areas, kitchen, storage and WC.

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

Floor Description	Sq M ²	Sq Ft
Ground Floor Area	102.23	1,100
WC accommodation		
Total Net Internal Area	102.23	1,100

Seating area also available externally at front of unit.

LEASE DETAILS

Term:	Lease Expiry 26/06/2034
Rent:	£25,000 per annum, exclusive.
Tenant Break option and Rent Review:	26/06/2029.
Repairs & Insurance:	Tenant responsible for internal repairs and reimbursement of a fair proportion of the buildings insurance premium to the Landlord.
Service Charge:	Levied to cover a fair proportion of the cost of external maintenance and repairs, together with any reasonable outgoings of the Landlord.

RATES

We understand that the property has been assessed for rating purposes, as follows:

NAV: £20,100

Rate in £ 2023/24 = 0.6265920398

Therefore Rates Payable 2023/24 = £12,594.50

Note: Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

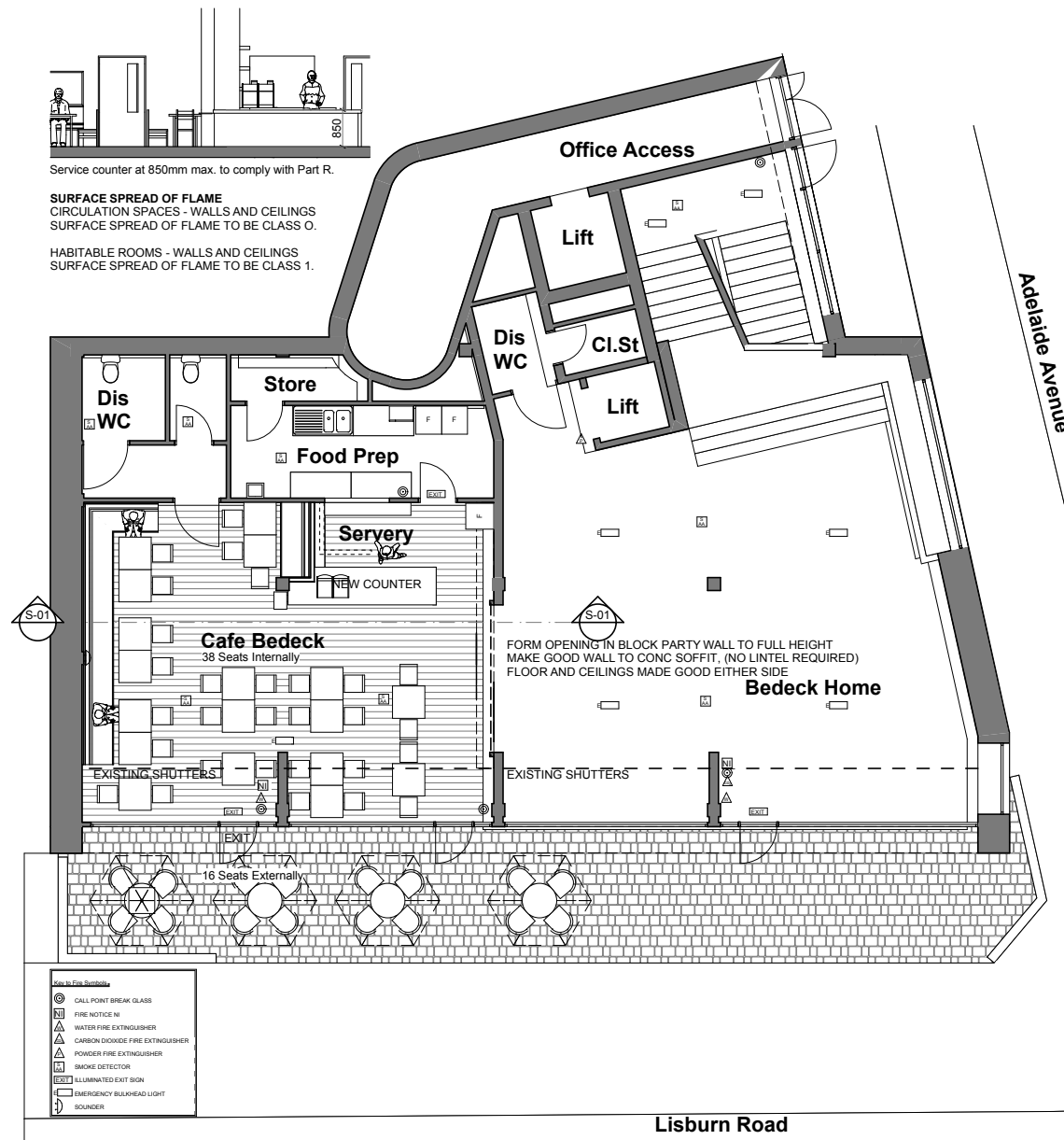
All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.



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Proposed Ground Floor

For identification purposes only

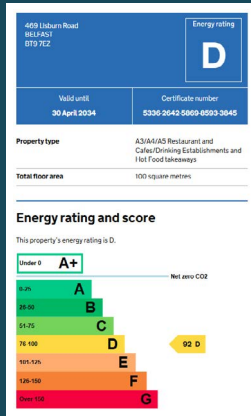
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EPC



CONTACT

For further information or to arrange a viewing contact:

Ben Escott

be@mckibbin.co.uk

McKibbin Commercial Property Consultants

Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

02890 500 100

property@mckibbin.co.uk

www.mckibbin.co.uk

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