



Lynchpin

**For Sale** Turnkey Business Opportunity  
Unit B, LynchPin, Holywood BT18 9AB



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**

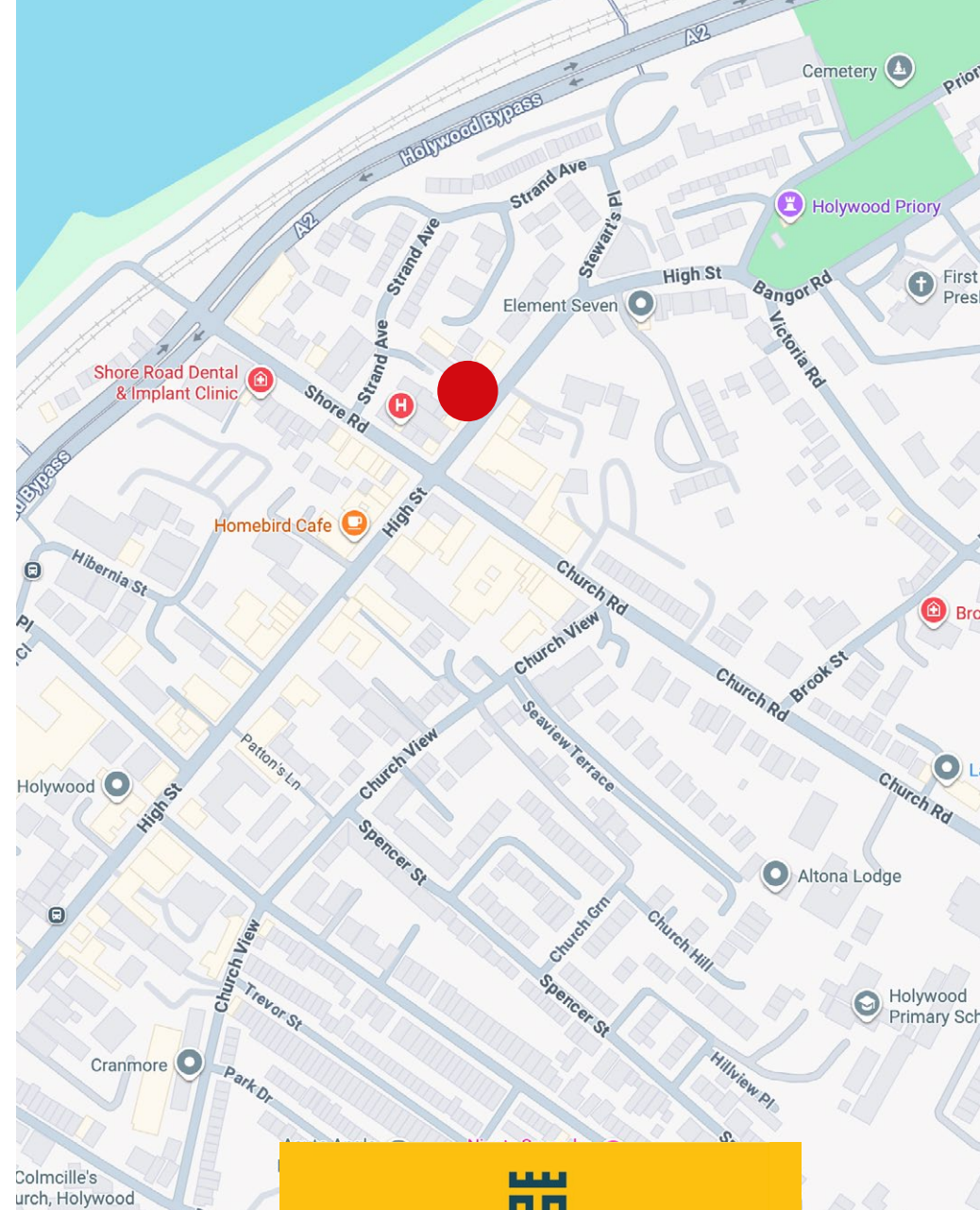
## LOCATION

- The Lynchpin occupies a highly visible and well-established position in the heart of Hollywood, one of Northern Ireland's most affluent and sought-after suburban locations.
- Situated just approximately 5 miles east of Belfast City Centre and within close proximity to George Best Belfast City Airport, the property benefits from excellent transport links and accessibility.
- Hollywood is renowned for its vibrant hospitality scene, boutique retail offering, and strong residential catchment, attracting consistent footfall from both locals and visitors alike.
- The surrounding area is home to a range of established cafés, restaurants, independent retailers, and professional services, further reinforcing the location's appeal as a thriving commercial destination.

## DESCRIPTION

- Fully fitted and walk-in ready, providing an excellent turnkey opportunity for an owner-operator or investor.
- Stylish and modern premises with strong visual appeal and high-quality fit-out throughout.
- Fully fitted and well-maintained commercial kitchen capable of supporting a variety of food concepts and operational requirements.
- Well-presented customer seating areas creating a welcoming and vibrant trading environment.
- Proven track record of successful trading with an established customer base.
- Excellent local reputation with strong online reviews and industry recognition.
- Low rent and rates relative to the Hollywood area, offering attractive operational overheads.
- Flexible lease terms potentially available, subject to agreement.
- Additional storage and back-of-house facilities supporting efficient day-to-day operations.

[CLICK TO VIEW INSIDE LYNCHPIN](#)



**For Sale Turnkey Business Opportunity**  
Unit B, LynchPin, Hollywood BT18 9AB

  
**McKIBBIN**  
COMMERCIAL

**028 90 500 100**

## ACCOMMODATION

Description	Sq M	Sq Ft
Ground Floor	90	969
<b>Total Net internal Area</b>	<b>90</b>	<b>969</b>

## ACCOUNTS

The trading accounts of the business will be provided to genuinely interested parties only, on the signing of a non-disclosure agreement.

## LEASE DETAILS

Available upon request from Agent

Repairs & Insurance: Tenant responsible for internal repairs and reimbursement of a fair proportion of the buildings insurance premium to the Landlord.

## SALE DETAILS

Price: Price on application

The Sale price includes the Trading name, Goodwill, Fixtures & Fittings. An inventory list can be provided upon request.

## RATES INFORMATION

NAV: £10,800

Rate in £ 2025/26 = 0.6094

Therefore Rates Payable 2025/26 = £6,582

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.



**For Sale Turnkey Business Opportunity**

Unit B, LynchPin, Holywood BT18 9AB



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**

## EPC

Awaiting 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

**Disclaimer** - McKIBBIN COMMERCIAL PROPERTY CONSULTANTS (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) McKIBBIN COMMERCIAL PROPERTY CONSULTANTS cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) McKIBBIN COMMERCIAL PROPERTY CONSULTANTS will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

**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/ukxi/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 McKIBBIN COMMERCIAL PROPERTY CONSULTANTS. 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.



Follow us for up-to-date news and information!



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**