



**HUGHES**

COMMERCIAL

PROPERTY CONSULTANTS

**TO LET**  
(Due to relocation)

**Prime Fully Fitted Restaurant  
182a Lisburn Road, Belfast.**

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## LOCATION

The subject property is prominently situated on the Lisburn Road in South Belfast, a long established and successful speciality retailing destination with upmarket fashion outlets, art galleries, bars, restaurants and coffee shops. The property is also only a short distance from NI's leading university Queen's University Belfast and Belfast City Hospital.

As well as the more affluent residential areas off the Lisburn Road, the location is home to a large young professional and student population within the private rented sector.



## DESCRIPTION

This long established and successful restaurant business is relocating to new city centre premises and thus, offers a unique opportunity to acquire a fully fitted restaurant with minimal outgoings in one of the most desirable south Belfast locations.

The restaurant forms part of a prominent terrace incorporating retail, showroom and office uses. Internally the accommodation provides a bar area, open plan dining area accommodating 73 covers, a fitted kitchen and w.c's. In addition there is an outside smoking area to the rear and casual dining terrace to the front of the building.

A full inventory of equipment included, can be made available to interested parties on request.



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## ACCOMMODATION

GIA 232.34 sq.m (2500 sq.ft )  
Includes male/female and disabled w.c's

## LEASE DETAILS

Term By Negotiation  
Rent £40,000 pa plus vat  
Repairs Internal repairing  
Service charge The landlord shall recover a proportion of the costs in relation to the repair maintenance of the building, buildings insurance etc.

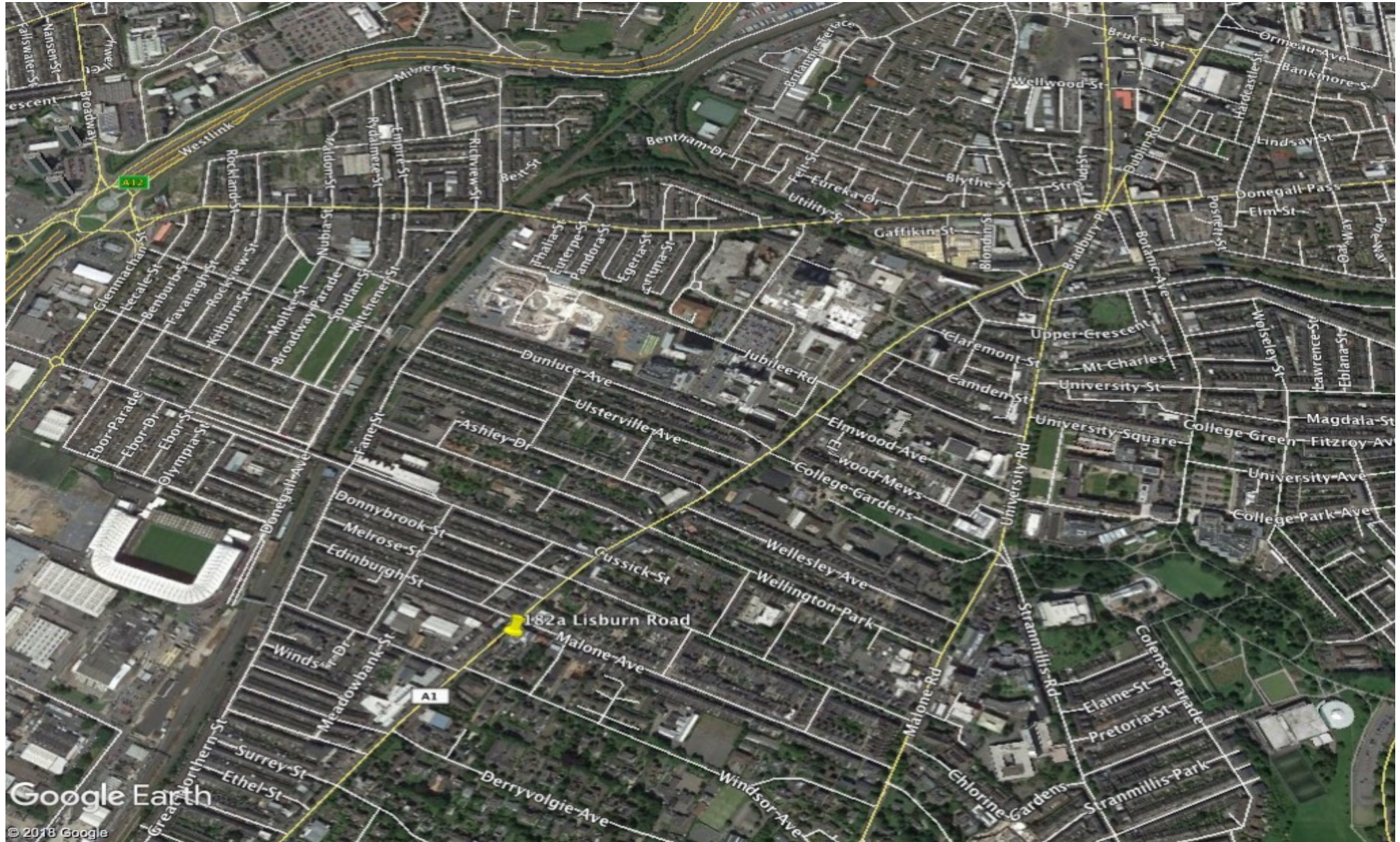
NAV £14,300 Rate in £ for 2017/18  
0.592. Rates payable 8465.60

**Availability June 2018.**

EPC - Awaiting certificate



182a Lisburn Road, Belfast.



CONTACT

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