

TO LET

(ON FLEXIBLE TERMS)

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



FORMER CLUB ROOMS

2A EDINBURGH STREET
LISBURN ROAD
BELFAST
BT9 7DS

c. 278 M² (2,995 FT²)

CONTACT:

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MCKIBBIN PROPERTY CONSULTANTS

Callender House
58-60 Upper Arthur Street
Belfast BT1 4GJ

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E: property@mckibbin.co.uk



To Let

2a Edinburgh Street, Belfast, BT9 7DS

LOCATION

- The property occupies a prominent corner site, with a frontage of approximately 26.1 m (85' 9") to Lisburn Road.
- 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 residential accommodation comprising modern apartments, traditional terrace housing, semi-detached and detaching housing in the avenues and streets off the Lisburn Road.

DESCRIPTION

- The property is an older building previously occupied by the "Windsor Recreation and Snooker Club".
- It comprises a lounge with bar facility, a snug bar, store, snooker room and ladies and gents toilets. It is accessed from Edinburgh Street.

Note: There is no liquor licence attached to the property.



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ACCOMMODATION

Lobby	c. 7.36 m ² (79 ft ²)
Club/Seating/Servery	c. 103.56 m ² (1,114 ft ²)
Store	c. 23.40 m ² (252 ft ²)
Snooker Room	c. 112.49 m ² (1,210 ft ²)
Snug	c. 31.58 m ² (340 ft ²)
Male & Female WC's	
Total Net Internal Area	c. 278.39 m² (2,995 ft²)

SITE AREA

The site is approximately 532 m² (5,725 ft²).

LEASE DETAILS

Term:	Negotiable
Rent:	On application
Repairs & Insurance:	The tenant will be responsible for all repairs and reimbursement of the building Insurance premium to the Landlords.

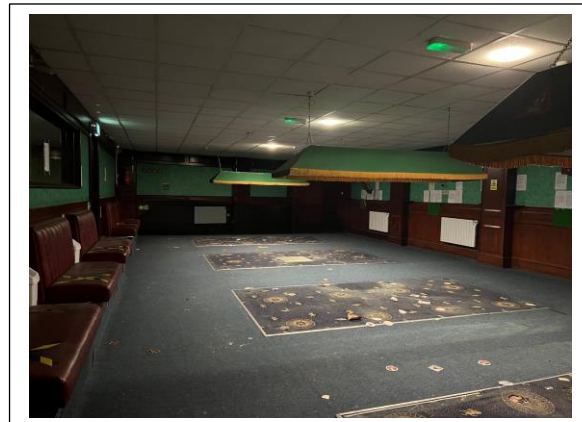
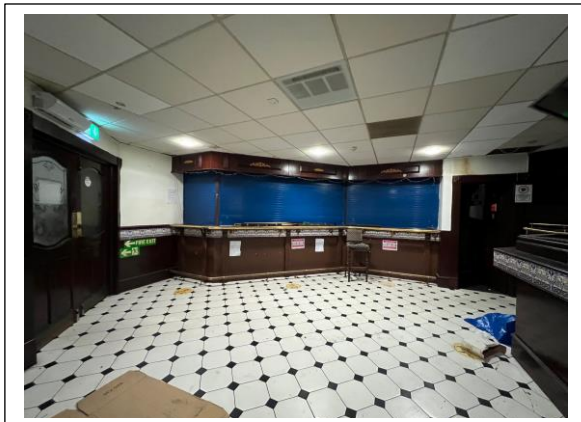
NAV

We are advised by Land & Property Services that the current NAV is £11,100.

The rate in £ 2022/23 = £0.5510

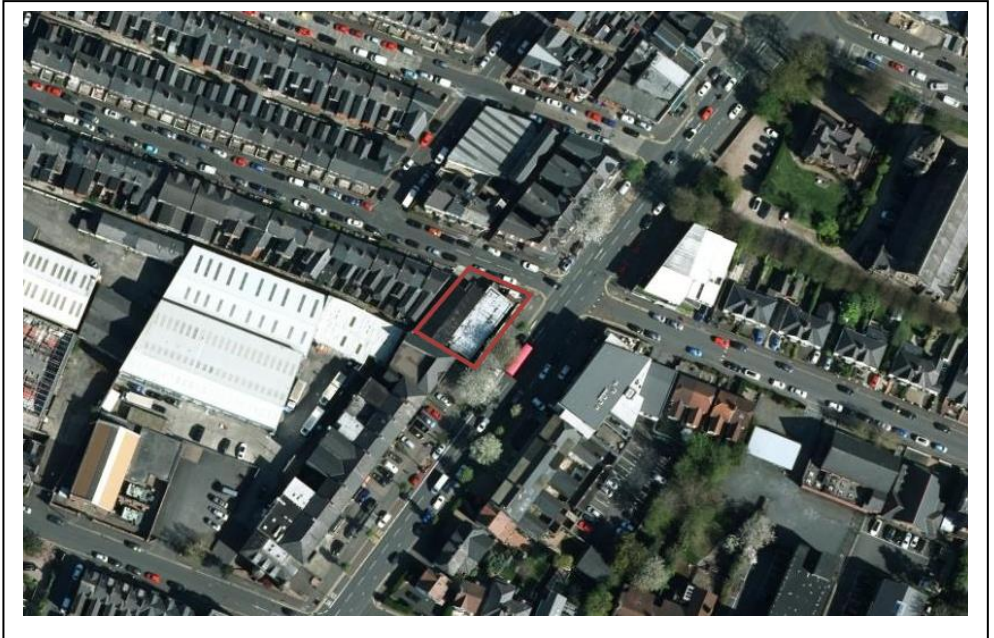
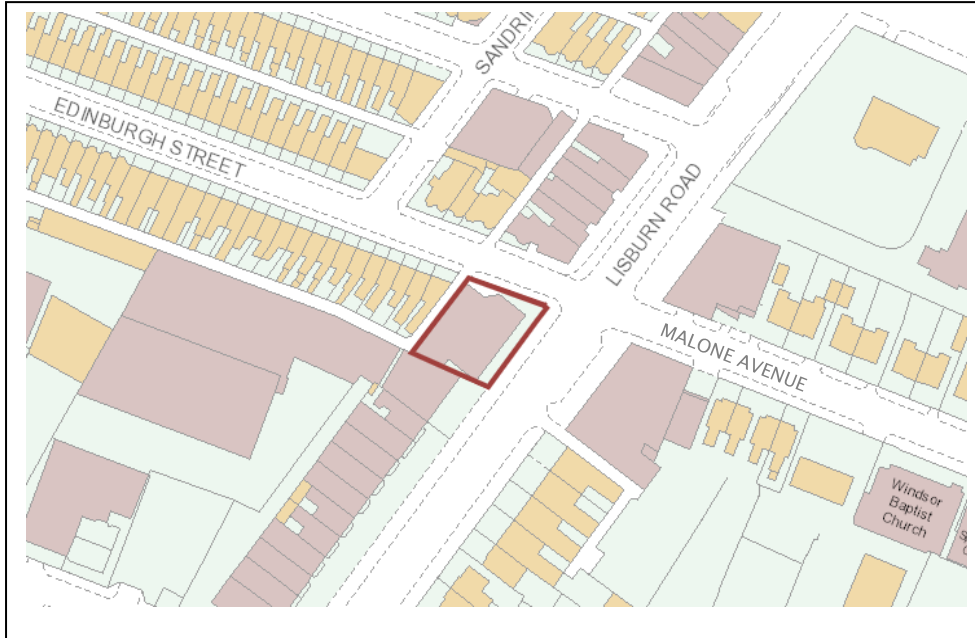
VAT

We are advised that the property is not registered for VAT.



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