

UNIT 1 AGREED
UNIT 2 LET TO CAFFÈ NERO
UNIT 3 LAST REMAINING UNIT



To Let High Profile Retail/Café/ Takeaway Opportunity

Unit 3, 171-175 Lisburn Road, Belfast, BT9 7AG

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**FRAZER
KIDD**

To Let High Profile Retail/Cafe/ Restaurant Opportunity

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Summary

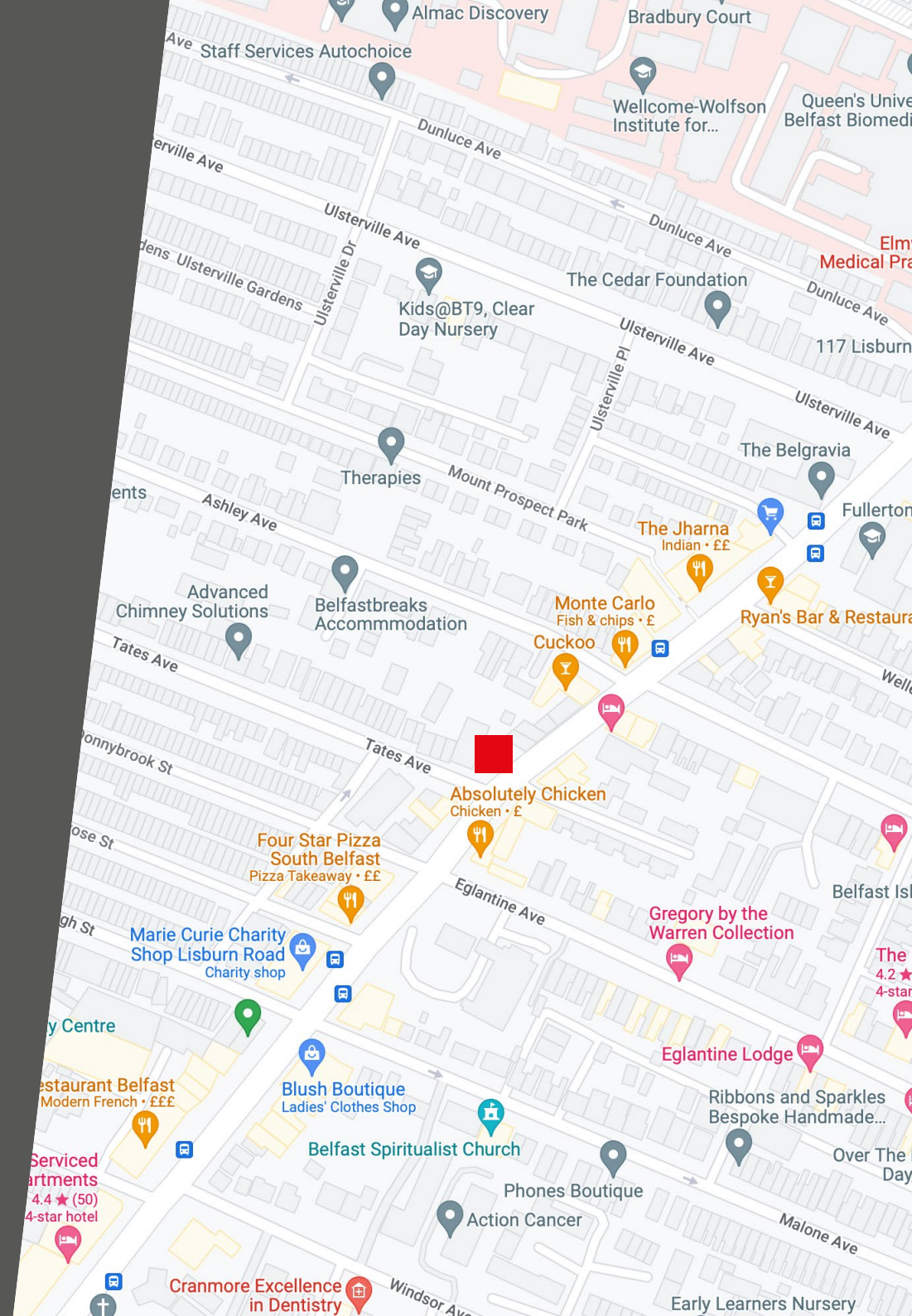
- Extremely busy location fronting Lisburn Road & Tate's Avenue.
- Prime new build mixed-use development.
- Unit 1 is agreed and Unit 2 is let to Caffé Nero.
- Unit 3 is the final remaining unit extending to c. 860 Sq Ft.
- Suitable for a variety of uses subject to planning.

Location

Situated in a highly prominent corner position at the junction of Tate's Avenue and the Lisburn Road. The Lisburn Road is a highly popular retail, leisure and residential location that connects South Belfast with the City Centre less than c. 1 mile to the north-east.

South Belfast is considered as one of the most affluent quarters of the City, an 'upmarket' residential and retail location which includes numerous top end fashion boutiques, restaurants, bars and coffee shops.

Belfast City Hospital	5 minute walk
Queens University	7 minute walk
Europa Bus and Train Station	15 minute walk
Belfast City Hall	20 minute walk
SSE Arena	10 minute drive
George Best City Airport	15 minute drive
Belfast International Airport	30 minute drive



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Description

The new state-of-the-art mixed use building consists of 2 Retail/Restaurant units and a Cafe on the ground floor and 23 apartments (15 x 2 beds & 8 x 1 beds) over the first to fifth floors. The unit is ready for an incoming tenant's fit-out and benefits from a powder coated aluminium shopfront and roller shutters plus the use of a rear external bin store.

Accommodation

The approximate net internal areas are as follows:

Description	Sq. M	Sq. Ft
Unit 1		Agreed
Unit 2		Let to Caffé Nero
Unit 3	80	860

Lease

Length of lease by negotiation.

Rates

To be assessed.

Rent

Unit 1	Agreed
Unit 2	Let To Caffé Nero
Unit 3	£12,500 per annum

Service Charge

The tenant to be responsible for payment of a service charge in connection with the landlord's outgoings to include the upkeep, maintenance and repair of the exterior of the building and the common areas, repayment of the landlord's insurance premium and agent's management fees.

VAT

All prices are quoted exclusive of VAT, which may be payable.

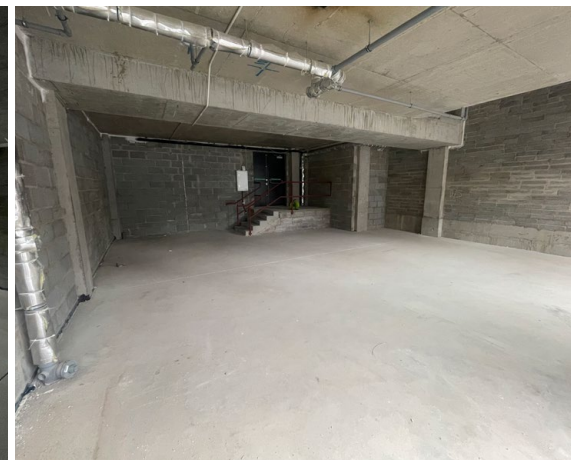
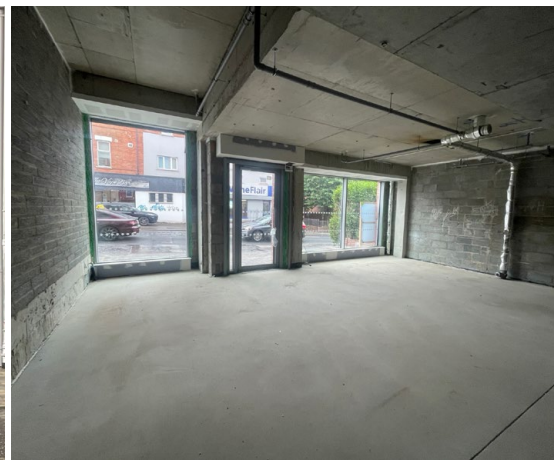
Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

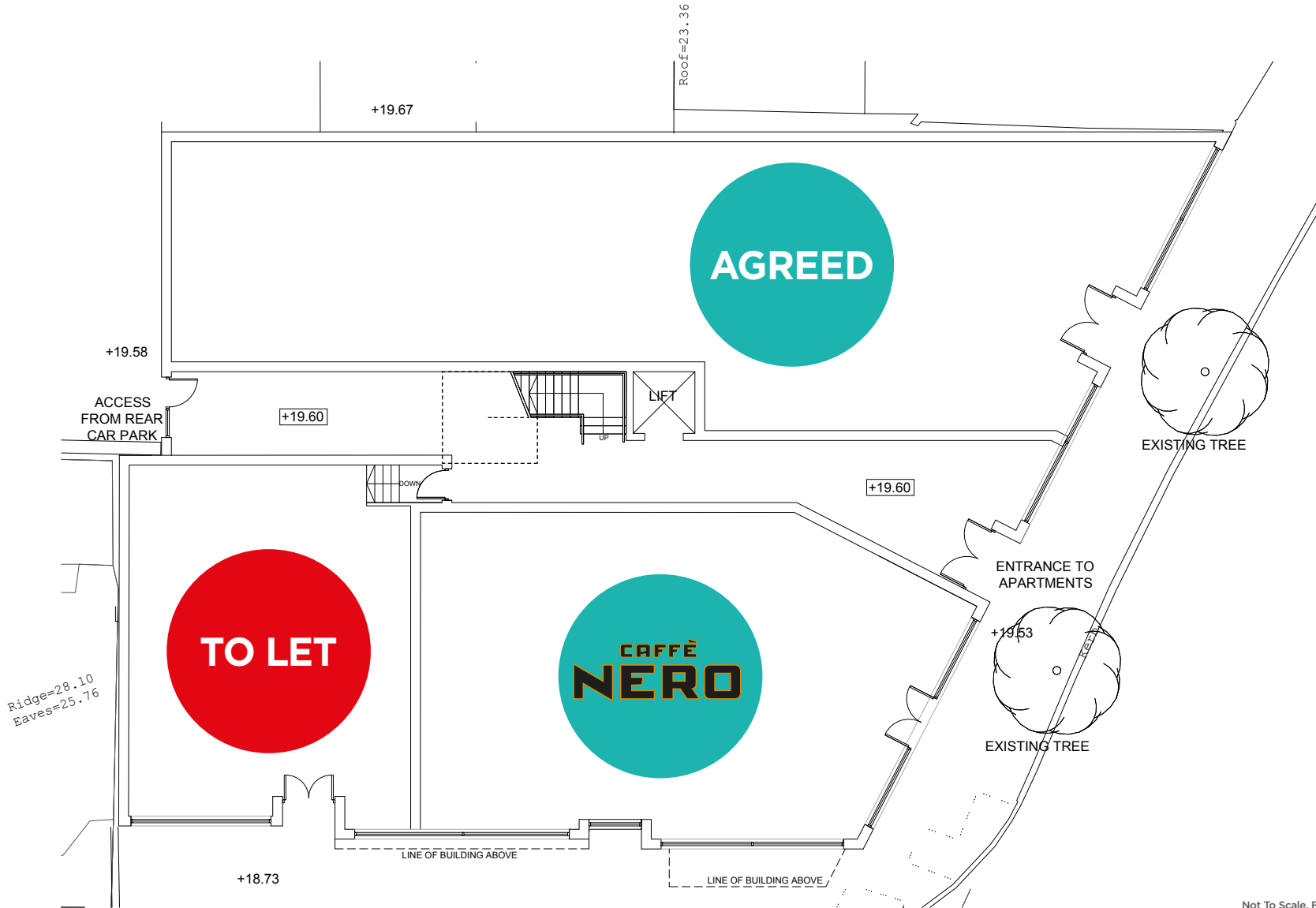
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Not To Scale. For indicative purposes only.

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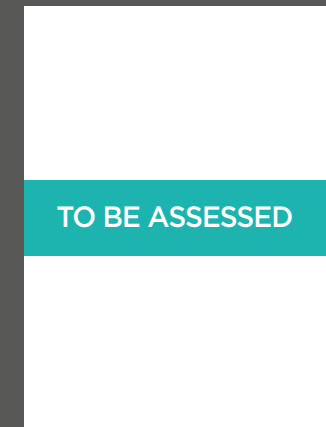
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EPC



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