



TO LET
**LEISURE PARK-
LISBURN**

ENTERTAINMENT &
RESTAURANT UNIT

tdk	commercial property consultants
028 9024 7111	
www.tdkproperty.com	

INTRO

Lisburn has a growing population of 146,000 making it the second largest council district in Northern Ireland, after Belfast.



Lisburn Leisure Park provides one of the best 'all in one' entertainment packages, for days out and things to do, in Northern Ireland.

Lisburn Leisure Park is home to the 14 screen Omniplex Cinema and Lagan Valley LeisurePlex the City's two principle leisure attractions.

The scheme currently provides 13 purpose built restaurant and leisure units with free on-site parking.

**LISBURN
LEISURE
PARK**



Lisburn Leisure Park benefits from a 15 minute drive time catchment in excess of 280,000 people.

LOCATION

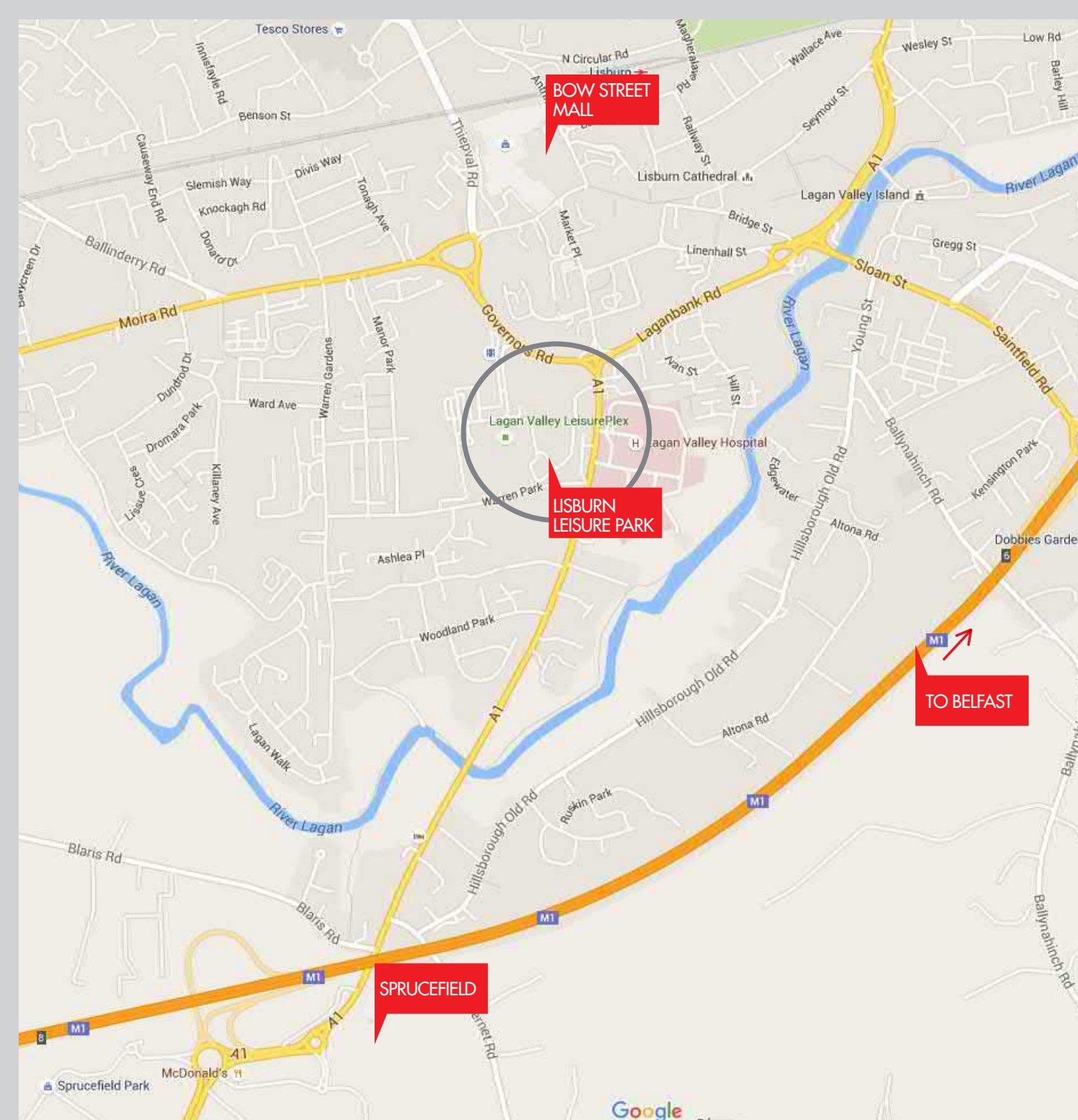
Lisburn is located approximately 9 miles south of Belfast and is easily accessible via the M1 motorway.



Lisburn Leisure Park is accessed off Governors Road to the south of Lisburn City Centre, within walking distance of the prime retail pitch of Bow Street and Bow Street Mall.

The City of Lisburn is known for its superior shopping, outdoor activities, sporting and cultural attractions and restaurants.

LISBURN
LEISURE
PARK



DESCRIPTION

Lisburn Leisure Park is one of the primary leisure facilities within Northern Ireland. The scheme is home to the popular Lagan Valley LeisurePlex which boasts the largest leisure pool of its kind in Northern Ireland.



LISBURN LEISURE PARK



The 14 screen Omniplex cinema complements a strong catering offer from established names such as Costa Coffee, KFC, Subway, Eddie Rockets, Bodenes, Boston Grill and Jersey Street Grill.

The scheme benefits from excellent free on site car parking.

UNIT 13

Available unit is suitable for a variety of uses such as restaurant, café and leisure.



Unit	Size (Sq. ft.)	Size (Sq.m.)	Rent	Service Charge
13	2,100	195	£42,500 p.a.x	£3,321

PROPOSAL

- Term** New 10 year lease
- Rent Reviews** Five yearly on an upwards only basis
- Repairs** Tenant is to be responsible for internal repairs and insurance. The external repairs will be recouped via the service charge.

Rates

We have been advised by Land and Property Services of the following:

(Rate in the Pound for 2023/24 is £0.526146)

Unit	NAV	Rates Payable
13	£27,700	£22,196

EPC

129

VAT

We are advised that the subject property is VAT registered & therefore VAT will be charged in addition to the above rents.



VIEWING

LISBURN LEISURE PARK

tdk commercial
property
consultants

028 9024 7111
www.tdkproperty.com

Contact:

For further information or viewing please contact;

Contact: Mark Thallon
Tel: 028 9089 4066
Mobile: 07802 520008
Email: mark.thallon@tdkproperty.com

Contact: Connor James
Tel: 028 9089 4061
Mobile: 07341866173
Email: connor.james@tdkproperty.com



TDK 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 TDK 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) TDK 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 TDK 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) TDK will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.