



TO LET
**LEISURE PARK-
LISBURN**

ENTERTAINMENT &
RESTAURANT UNIT

tdk | Property

tdkproperty.com 028 9024 7111

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

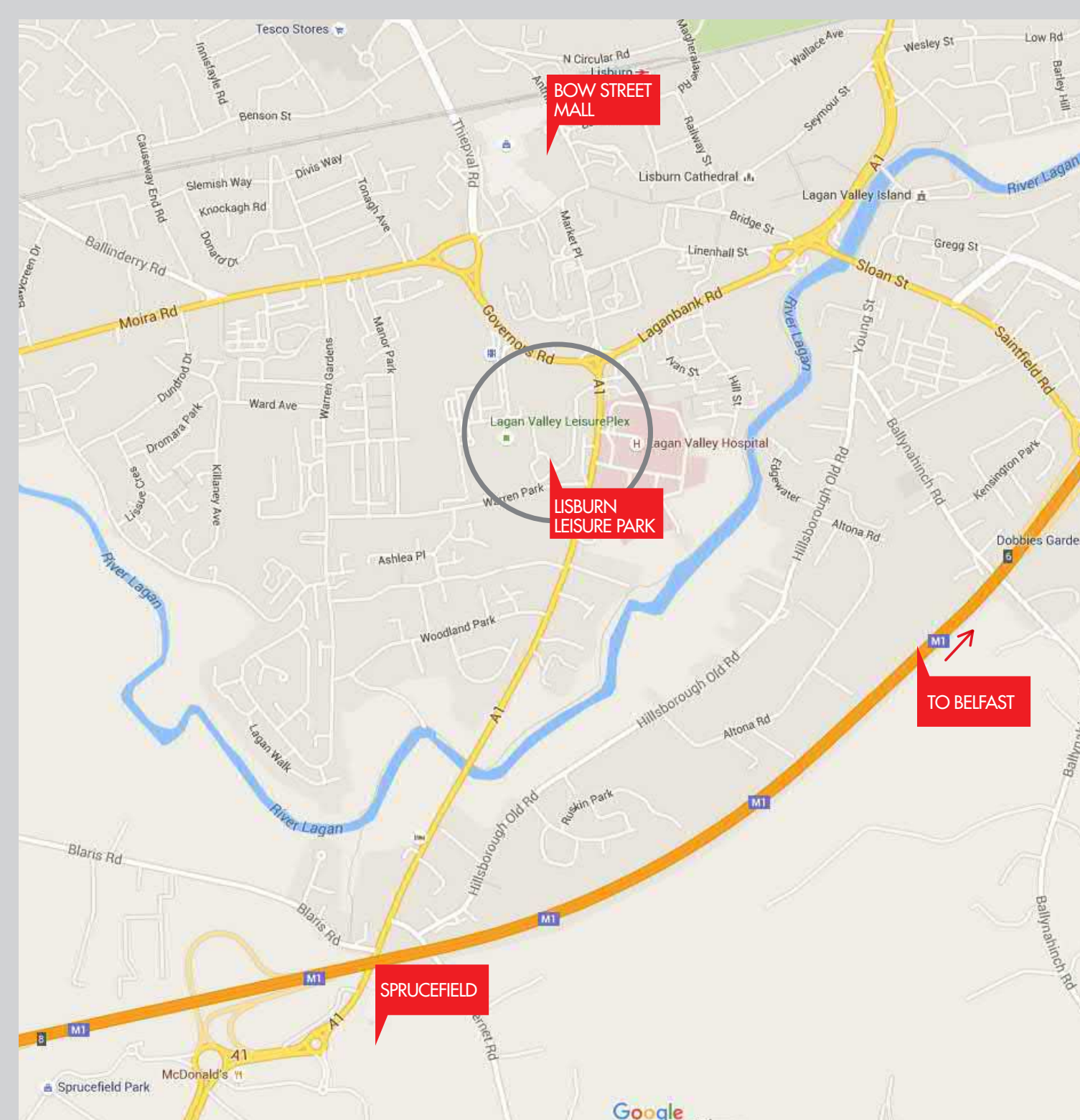
Lisburn is located approximately 9 miles south of Belfast and is easily accessible via the M1 motorway.



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 2024/25 is £0.547184)

Unit	NAV	Rates Payable
13	£21,100	££11,545

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

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Contact:

For further information or viewing please contact;

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