



Restaurant Unit
Ground Floor Unit of 4,000 sq. ft.

3 Lisburn Leisure Park,
Lisburn

TO LET

PROPERTY SUMMARY

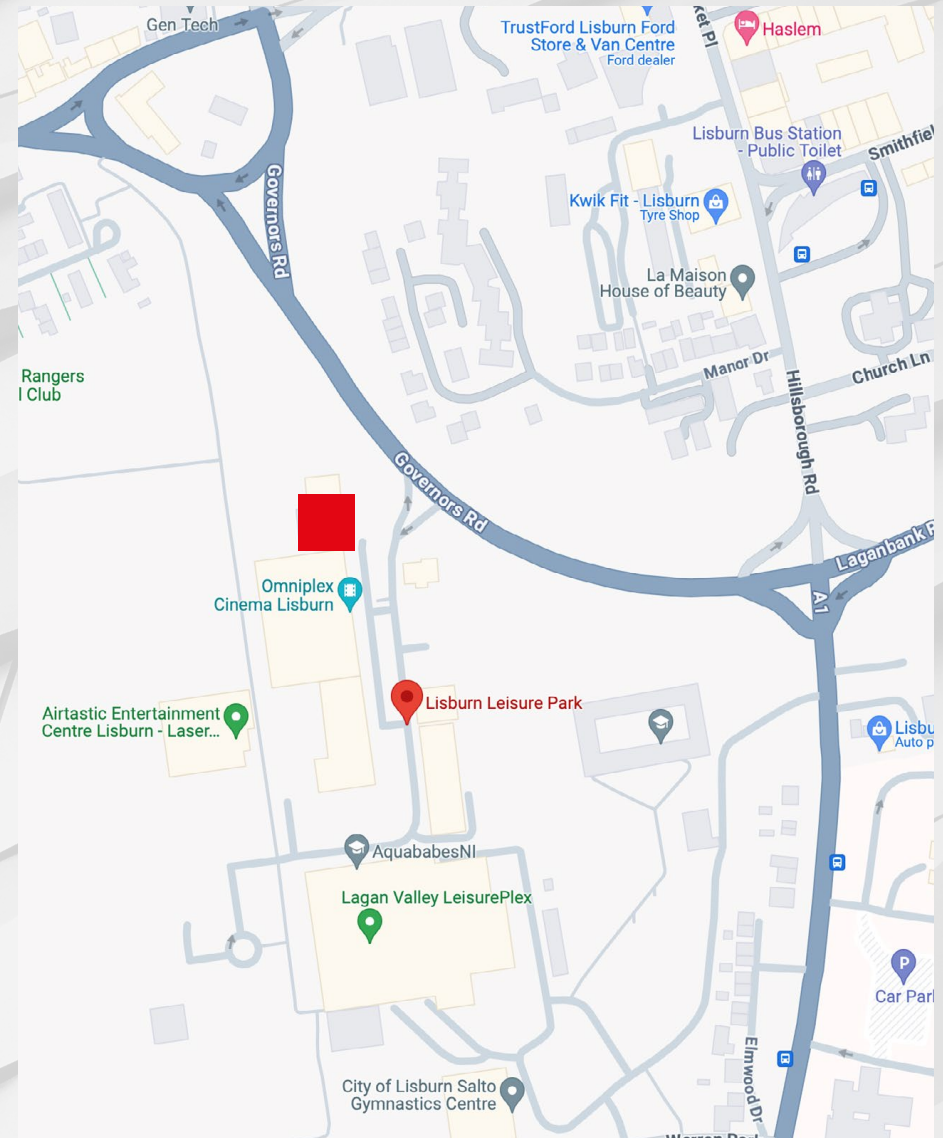
- **Lisburn Leisure Park is one of Northern Ireland's leading leisure destinations**
- **Adjacent to a 14 screen Omniplex Cinema and Costa Coffee**
- **Unit of 4,000 sq. ft. (371.61 sq. m.)**

LOCATION

Lisburn has a growing district population of c. 120,000 making it the second largest council in Northern Ireland (Source NESRI). 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 scheme currently provides 13 purpose-built restaurant and leisure units with free on-site parking and is home to the 14 screen Omniplex Cinema, Lagan Valley LeisurePlex and Airtastic Lisburn which includes an 18-lane bowling centre and amusement arcade.

The scheme is complemented by a strong catering offer from established names such as Costa Coffee, Subway, KFC, MB Chicken and Bodene's.



ACCOMMODATION

Accommodation	Sq Ft	Sq M	Rent PSF	Service Charge PAX
GF Restaurant Unit	4,000	371.61	£25 psf	£7590.26

LEASE DETAILS

Term: 10-year lease.
Rent Reviews: Year 5 on an upward only basis.
Repairs: Effectively full repairing and insuring.

RATEABLE VALUE

We have been advised by Land and Property Services that the rateable value is £49,800. The rate in the £ for 2023/24 is £0.526146. Current rates payable £26,202 per annum.

VAT

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

EPC

60C - Certificate can be provided upon request.



VIEWING AND FURTHER INFORMATION

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