



For Sale Lease, Goodwill, Fixtures & Fittings

Barnams Café, Ground Floor, Unit 3, Lesley House,
601-605 Lisburn Road, Belfast, BT9 7GS



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

- Long established family business
- Operating on the Lisburn Road for 40 years
- Fully fitted and trading

LOCATION

- Lesley House is located on the Lisburn Road just opposite Cranmore Park, approximately 2 miles south of Belfast City Centre.
- Benefits from on street parking and close proximity to public transport.
- Nearby occupiers include Ulster Property Sales, Oliver Bonas, Seed, Oasis Travel, Eden Park and Framar Health.

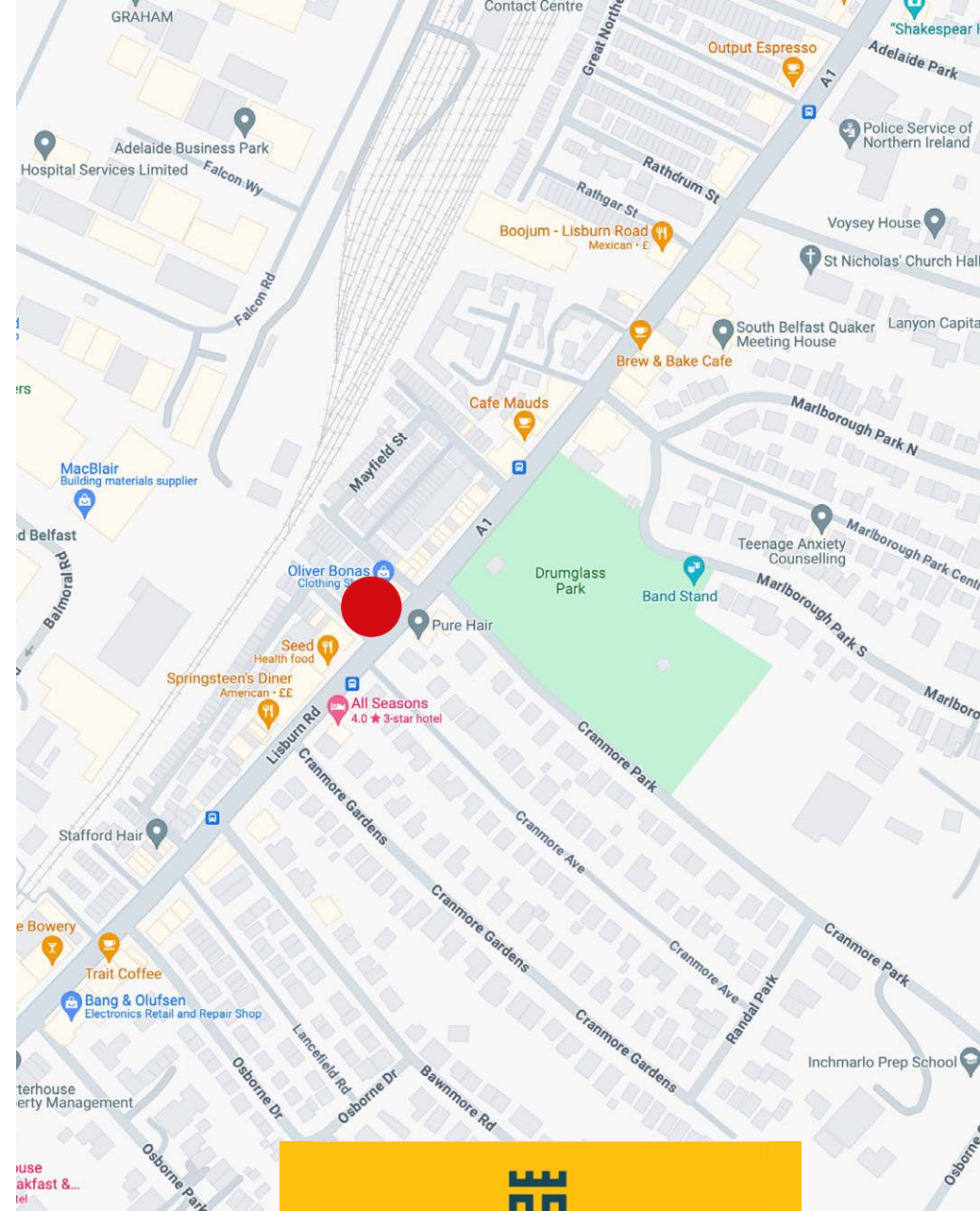
DESCRIPTION

- The subject is a fantastically fitted café benefiting from strong footfall and trade.
- The frontage is finished to include a glass entrance. Internally the unit has a mixture of wooden and tiled flooring, painted & plastered walls, LED spot lighting and air conditioning cooling/heating.
- The unit is split to include a seating area, counter space, kitchen, store and WC.
- There are 30 covers internally and 8 externally.
- The unit is fully furnished with an extensive range of equipment making this a fantastic opportunity to take over a well established business.
- Well known for its famous ice cream in a great trading location, Barnams has been a mainstay of the Lisburn Road for 40 years!

SALES DETAILS

Price: On Application

The sale includes the trading name, goodwill, fixtures and fittings.



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ACCOMMODATION

Floor Description	Sq M	Sq Ft
Sales / Seating	79.57	856
Kitchen	14.67	158
Store	2.88	31
WC		
Total	97.12	1,045

LEASE DETAILS

Term:	Lease expiry 31st October 2027
Rent:	£17,500 + VAT per annum
Security Deposit:	The incoming Tenant may be required to place a deposit as security in case of default. The Landlord may also ask the Tenant to provide a guarantor.
Repairs & Insurance:	Tenant responsible for internal repairs and reimbursement of the Building Insurance premium to the Landlord.
Service Charge:	Levied to cover a fair proportion of the cost of external repairs, building insurance premium and other reasonable outgoings of the Landlord.

RATES

We understand that the property has been assessed for rating purposes, as follows:

NAV = £18,800

Rate in £ 2024/25 = 0.599362

Rates payable 24/25 = £11,268

Note: Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All prices and outgoings are exclusive of but may be liable to Value Added Tax.



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EPC



CONTACT

For further information or to arrange a viewing contact:

Scott Lawther

sl@mckibbin.co.uk

McKibbin Commercial Property Consultants

Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

02890 500 100

property@mckibbin.co.uk

www.mckibbin.co.uk

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