

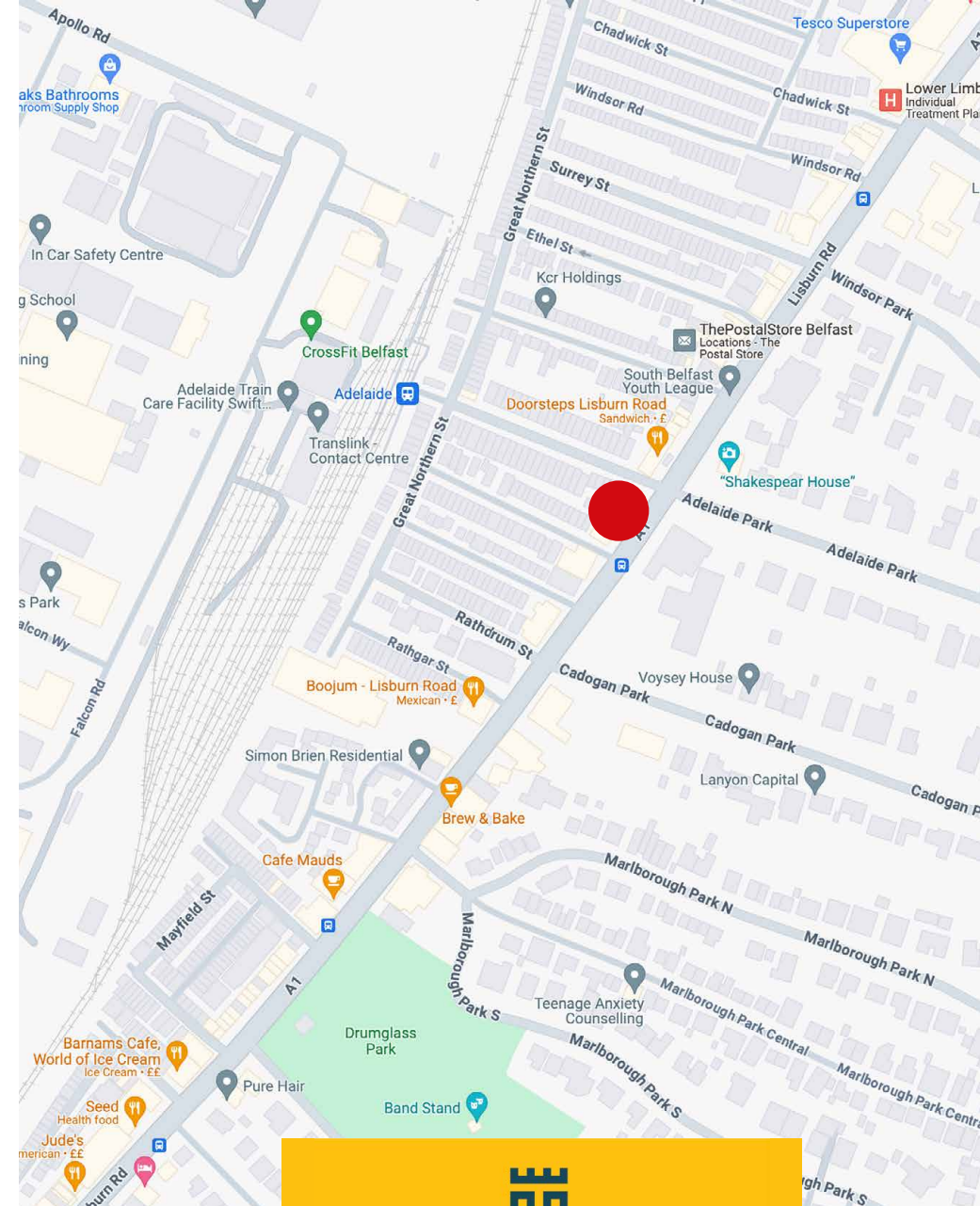


To Let Superb Coffee Shop/Restaurant
469 Lisburn Road, Belfast, BT9 7EZ


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LOCATION & DESCRIPTION

- The Lisburn Road is widely regarded as Northern Ireland's premier suburban retailing location with its eclectic mix of boutiques and restaurants.
- This excellent unit occupies a prime location on the Lisburn Road, adjacent to Bedeck, one of Northern Ireland's leading home furnishing retailers.
- The unit is fitted out to a high standard ready for immediate occupation, with minimal ingoing expenditure.



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ACCOMMODATION

Floor Description	Sq M	Sq Ft
Ground Floor Area	102.23	1,100
WC accommodation		
Total	102.23	1,100

Seating area also available externally at front of unit.

LEASE DETAILS

Term: Minimum of 5 years

Rent: £25,000 per annum

Repairs: The tenant will be responsible for internal repairs and a fair proportion of external repairs and management by way of a service charge. The estimated service charge for the coming year is £1,800 plus VAT.

RATES

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

NAV: £20,100

Rate in £ 2024/2025 = 0.599362

Therefore, Rates payable 2024/2025 = £12,047.17

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

VAT

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



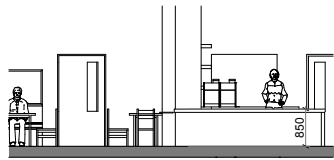
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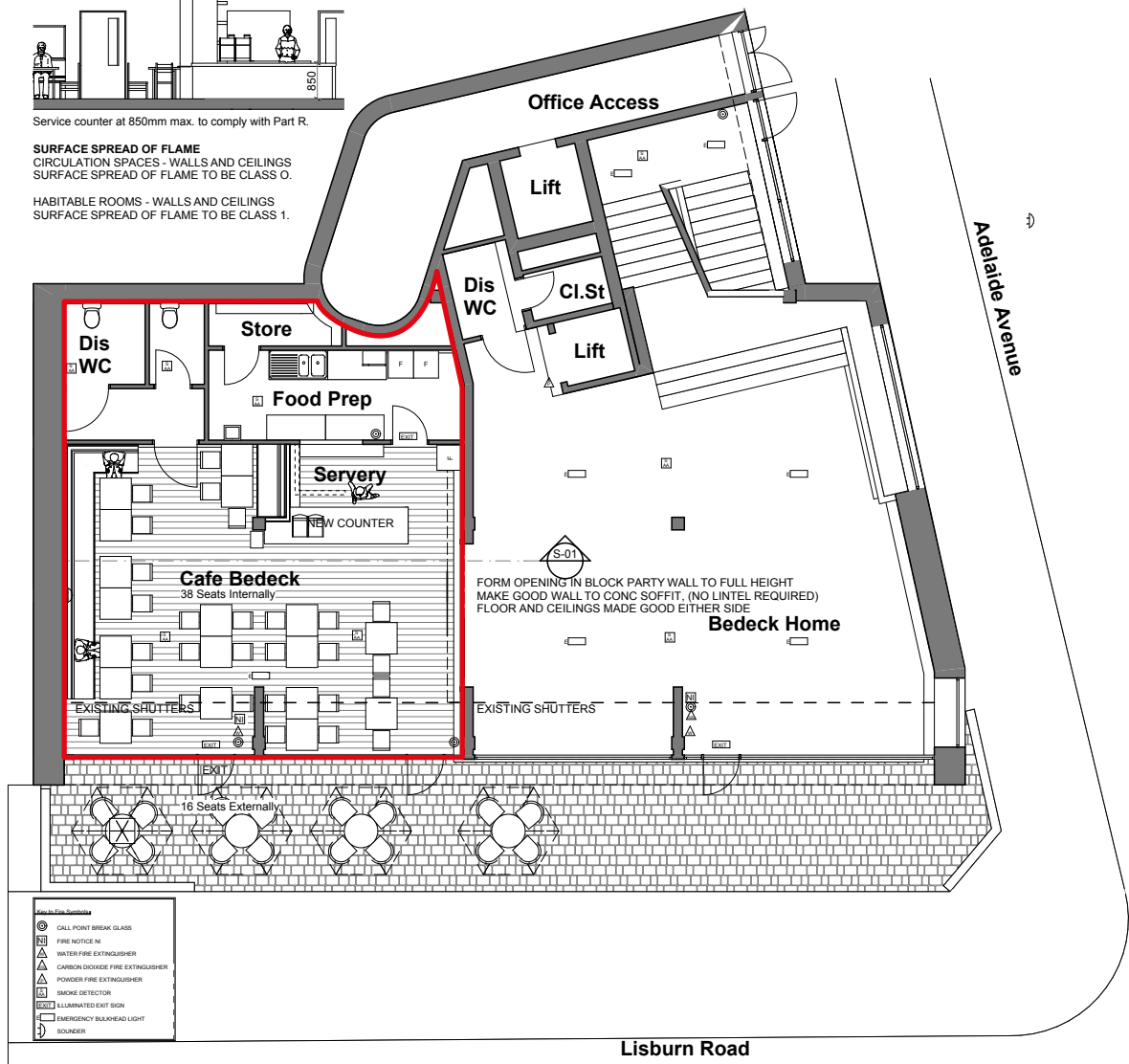
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Service counter at 850mm max. to comply with Part R.

SURFACE SPREAD OF FLAME
CIRCULATION SPACES - WALLS AND CEILINGS
SURFACE SPREAD OF FLAME TO BE CLASS 0.

HABITABLE ROOMS - WALLS AND CEILINGS
SURFACE SPREAD OF FLAME TO BE CLASS 1.



Adelaide Avenue

Lisburn Road

- Legend to Fire Symbols**
- ☉ CALL POINT BREAK GLASS
 - NI FIRE NOTICE SIGN
 - WATER FIRE EXTINGUISHER
 - △ CARBON DIOXIDE FIRE EXTINGUISHER
 - ▲ POWDER FIRE EXTINGUISHER
 - SMOKE DETECTOR
 - EXIT ILLUMINATED EXIT SIGN
 - EMERGENCY BULKHEAD LIGHT
 - SOONER

For identification purposes only

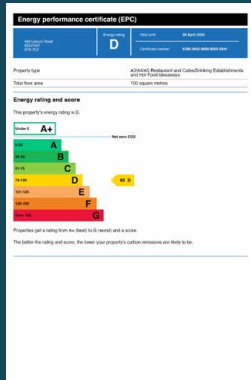


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EPC



CONTACT

For further information or to arrange a viewing contact:

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