



This is a superb investment or development opportunity for the discerning purchaser.

The property is situated in a vibrant commercial location on the busy Lisburn Road. Nearby occupiers includes; Cafe Nero, Ludlow, Bao Bun and Cafe Fish.

Current total rental income is £ 21,000 with occupiers of ground floor and upper floor holding over on expired leases thus allowing scope to increase rental income or, in due course redevelop to present day standards.

Offers Over
£275,000

336 Lisburn Road,
BELFAST,
BT9 6GH

Viewing by
appointment
through agent
028 9066 3030

LEASES:

Ground floor:

Tenant: Danielle Wong t/a 'Brew & Bake'.

Rent: £16,000

Notice to Determine under Business Tenancies Order proposing a new 6 year lease from 1st February 2025 at a rent of £16,0000 per annum.

First/Second Floor:

Tenant: Nikki Garrett and Helen Graham t/a H&N Counselling

Rent: £5000 p.a.

- Three-storey retail/office building
- Prime suburban retail/office location
- Potential to redevelop upper floors into apartments
- Cafe to ground floor, holding over on existing lease, but in a location where re-letting should be readily secured if required
- Rental income on upper floors has not been increased for many years, allowing great scope to increase rent to current levels

The Property Comprises:

Ground Floor

CAFE: 688 sq ft (64 sq m). Kitchen: Utility/Stores.

Upper Floors With Separate Entrance

Ground Floor

ENTRANCE HALL:

First Floor

OFFICE 1: 231 sq ft (21.5 sq m).

OFFICE 2: 121 SQ FT (11.2 SQ M).

OFFICE 3: 135 sq ft (12.5 sq m).

KITCHEN: 12 sq ft (1.1 sq m).

SERVICE WC:

Second Floor

OFFICE 4: 107 sq ft (9.9 sq m).

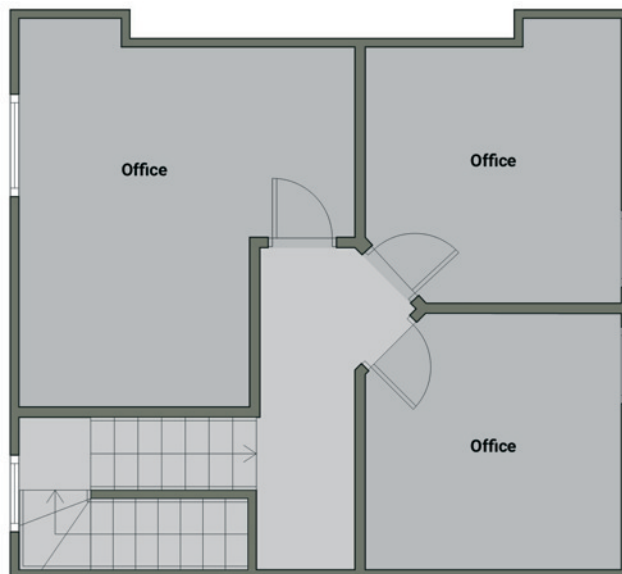
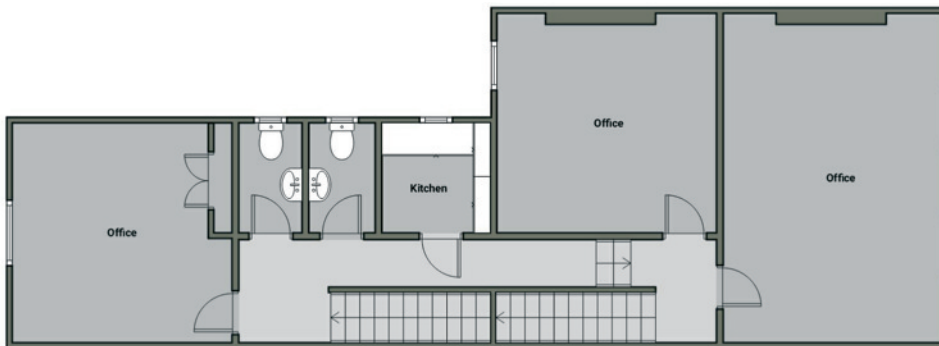
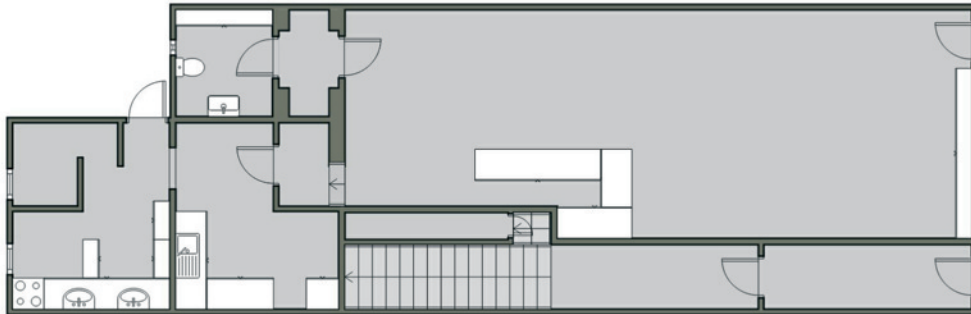
OFFICE 5: 103 sq ft (9.6 sq m).

OFFICE 6: 107 sq ft (10.0 sq m).

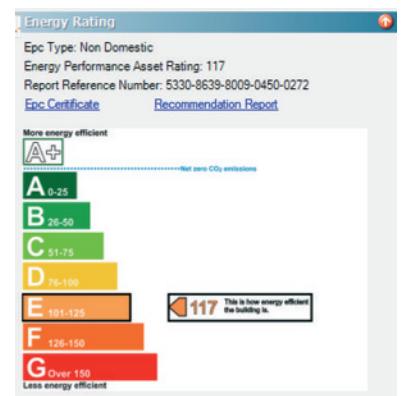
TOTAL: 816 sq ft (76 sq m).

VAT: We are advised that the property is not registered for VAT.





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 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com



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