



## To Let Retail/Restaurant Premises

697/699 Lisburn Road, Belfast BT9 7GU

  
**FRAZER  
KIDD**

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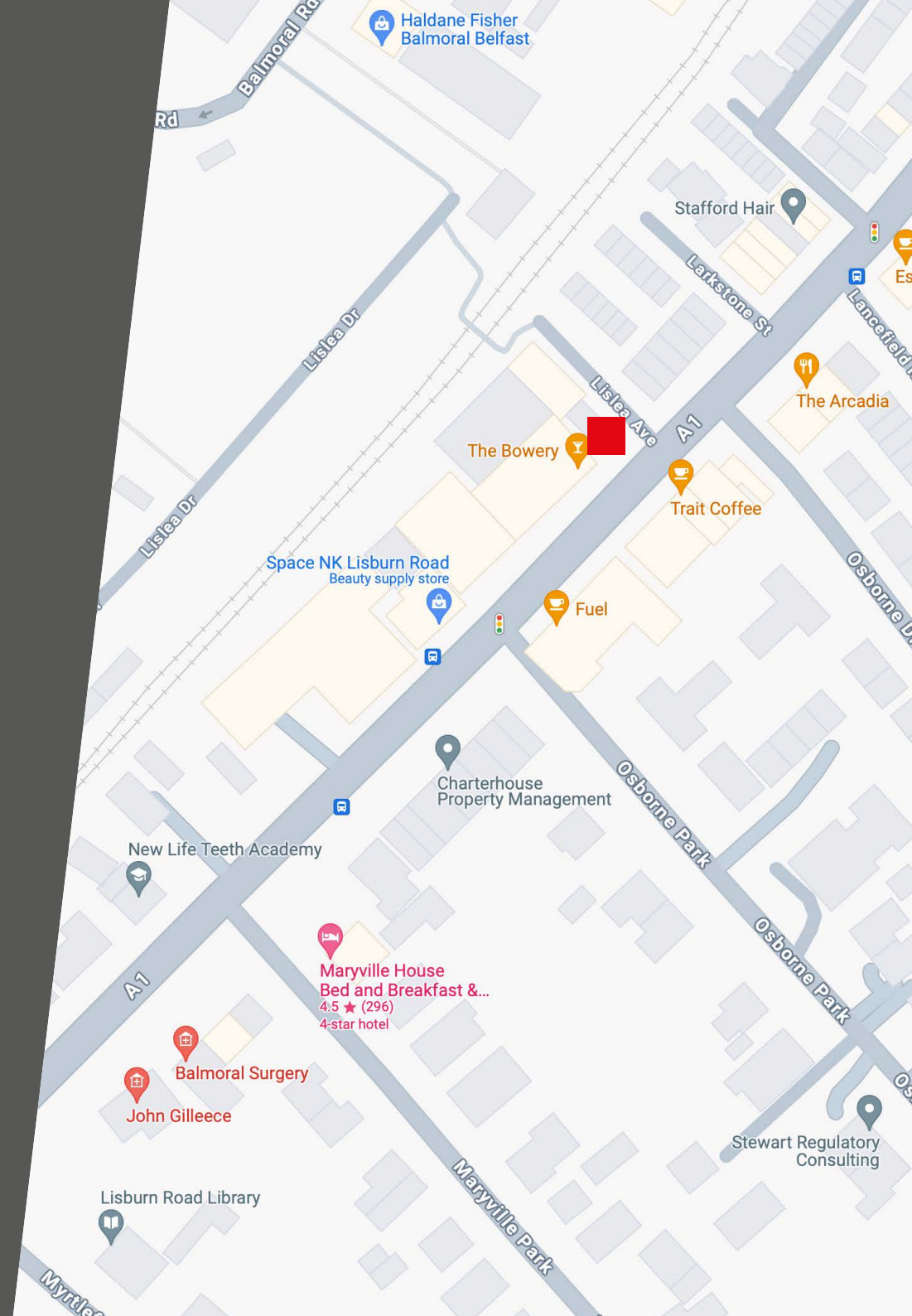
## Summary

- Superb retail unit occupying a corner position on the popular Lisburn Road, opposite Osborne Park/Osborne Drive.
- Nearby occupiers include Russells Food&Drink, Max Mara, The Bowery, A McLean Bookmakers, Knotts Bakery, etc.
- Extends to approximately 1,456 sq ft.
- Planning permission for Hot Food Use.

## Location

Situated fronting directly onto the Lisburn Road at its junction with Lislea Avenue and at an approximate mid-point opposite Osborne Park and Osborne Drive.

Other nearby occupiers included Russells Food & Drink, Max Mara, The Bowery, A McLean Bookmakers. The property also benefits from being close to very densely populated areas at either side of the road.



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## Description

The property is fully fitted as a pizza restaurant and is “ready to go” for similar use, however is suitable for alternative retail/restaurant uses, subject to any required statutory consents. The property benefits from both covered and uncovered outside seating areas at the front of the premises.

## Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Description	Sq. M	Sq. Ft
Sales Area	74.79	805
Kitchen/Serve over	17.08	184
Prep area	7.43	80
Wash area	2.57	28
Ladies WC/WHB		
Gents WC/WHB		
Outside covered area	14.77	159
Outside uncovered area	18.60	200
<b>Total Area</b>	<b>135.24</b>	<b>1,456</b>

## Rates

NAV: £30,800.00

Non-Domestic Rate in £ (24/25): 0.599362

Rates Payable: £18,460.35 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).



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## Lease

Length of lease by negotiation.

## Rent

Inviting offers in the region of £45,000 per annum.

## Repair

Tenant responsible for interior repairs and exterior repairs by way of service charge.

## Insurance

Tenant to be responsible for repayment of landlords building reinstatement insurance premium.

## Management Fee

Tenant to be responsible for the payment of agent's management fees, which are calculated at 5% plus VAT of the annual rent.

## VAT

All figures quoted are exclusive of VAT, which may be payable.

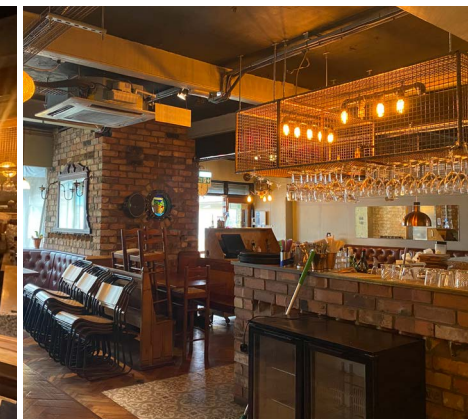
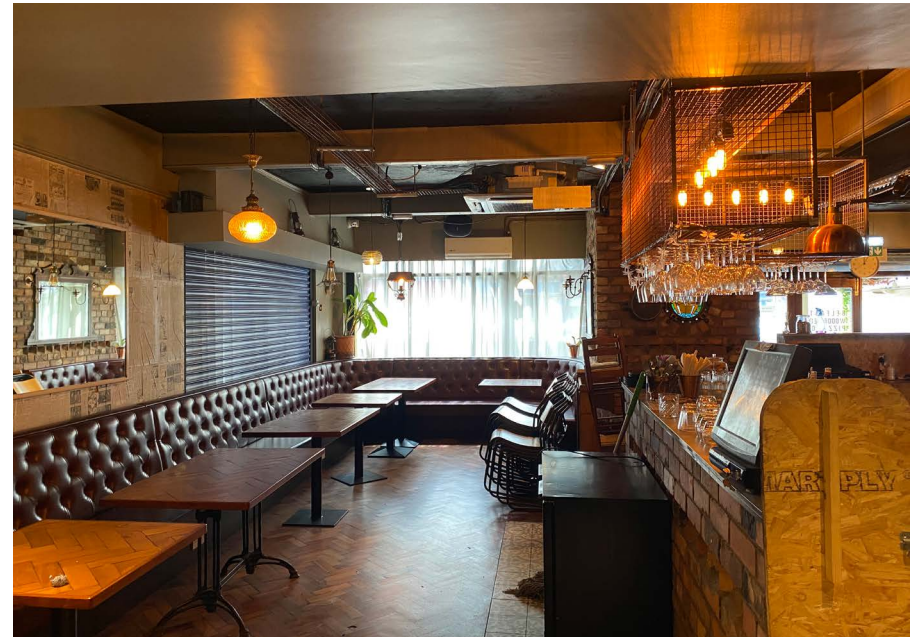
## Viewing

Strictly by appointment with the sole letting agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk





# FRAZER KIDD

For further information please contact:

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## EPC

