

TO LET – RETAIL OPPORTUNITY

UNIT 2, LANYON PLACE STATION, BELFAST, BT1 3NR

CBRE NI
PART OF THE AFFILIATE NETWORK



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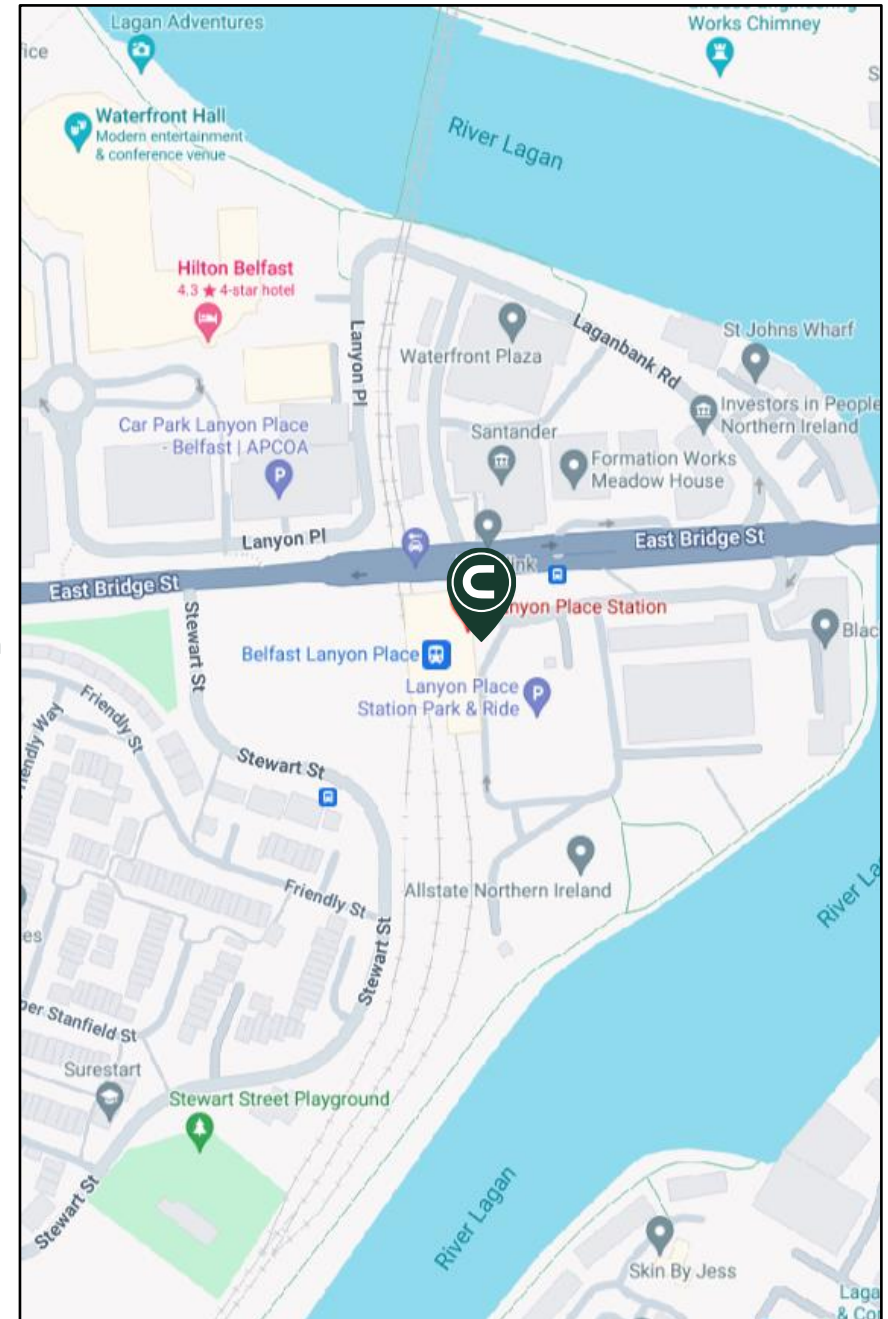
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Location

Lanyon Place Station occupies a prominent roadside location on the eastern approach to Belfast City Centre. In addition to being the Belfast terminus for the Dublin Enterprise rail service, Lanyon Place also serves multiple suburban rail destinations and is integrated into the 'Glider' rapid transport network with two halts adjacent to the station. Starbucks and Upper Crust currently trade within the station.

Description

The properties comprise self-contained retail units which are finished include tiled flooring, painted plasterboard walls, utility connections and an electric roller shutter door. The subject properties may be suitable for a wide variety of uses subject to planning permission and necessary statutory consents.



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Lease Details

Rent	£25,000 p.a. exclusive
Term	Negotiable
Repairs/Insurance	Internal repairing and insuring
Utilities	The occupier will be responsible for payment utilities consumed on the premises

Accommodation

Unit 1	LET
Unit 2	430 sq ft

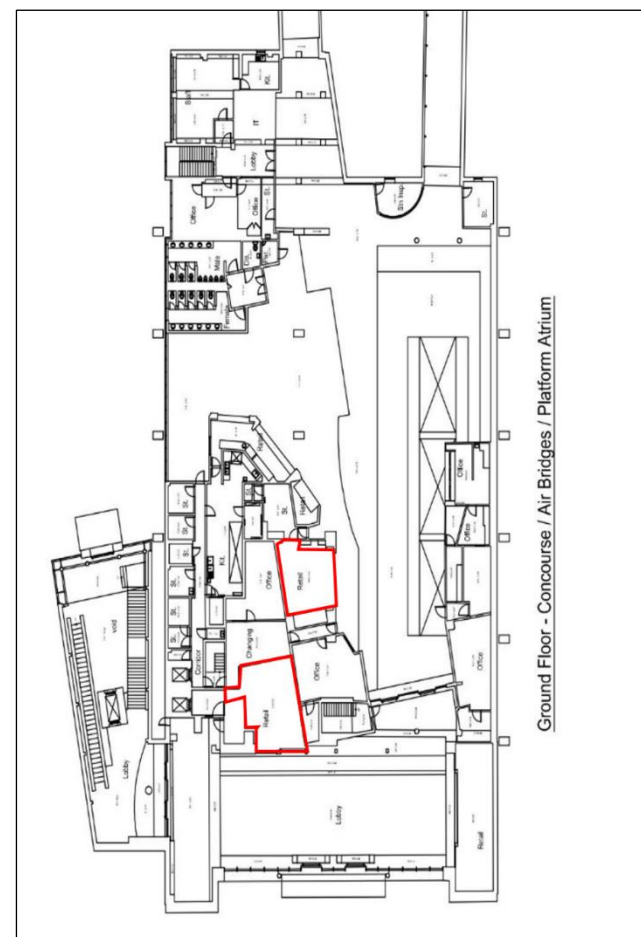
VAT

All prices are quoted exclusive of VAT, which may be payable

Rateable Value

Payment of rates is the responsibility of the occupier, if demanded. We have been advised by Land and Property Services that the estimated rateable value for Unit 2 is £6,000. The rate in the £ for 2024/25 is £0.599362. Therefore, the rates payable for are £3,596 before the application of small business rates relief which an incoming occupier may benefit from.

Floor Plan

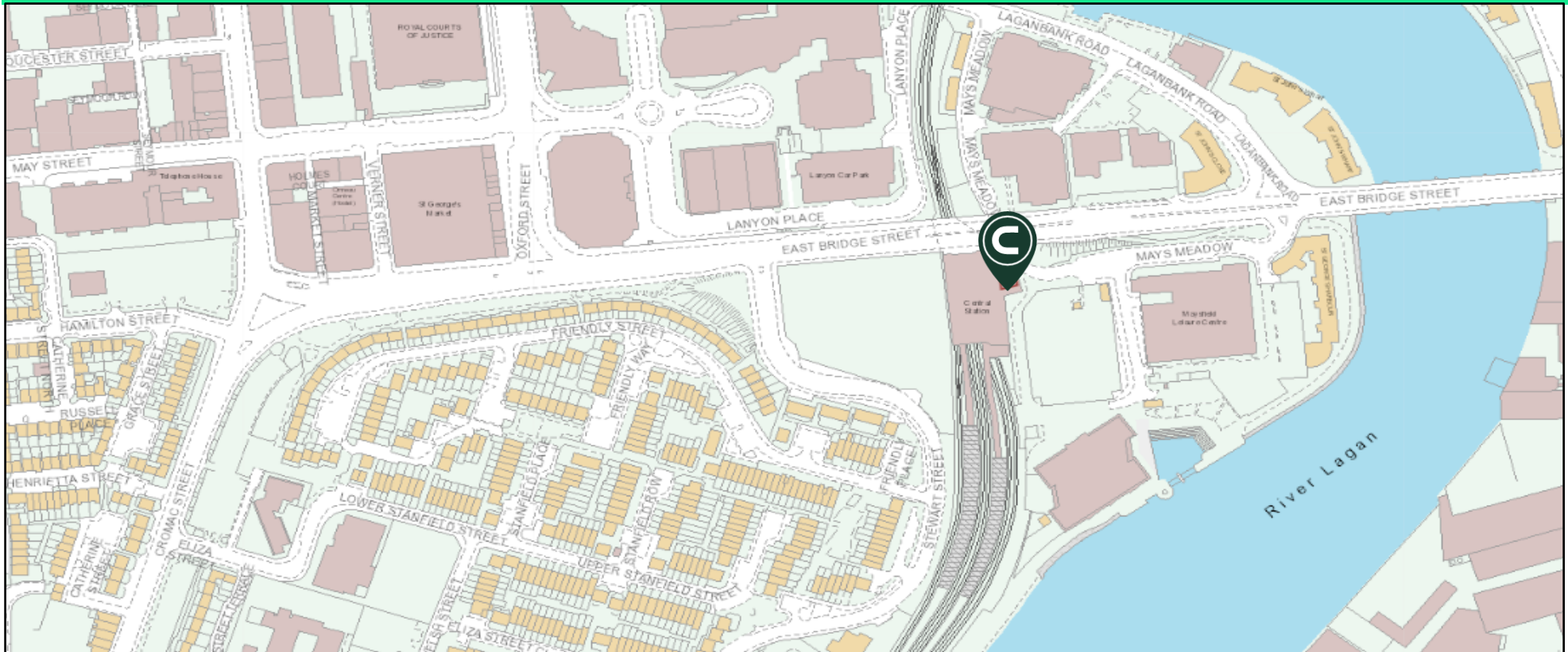


AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

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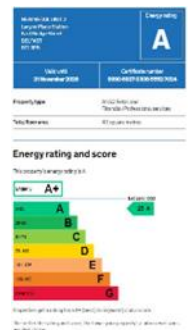
Contact Us

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EPC

A copy of the EPC certificate can be made available upon request.



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