

# LICENSED RESTAURANT FOR SALE

UNIT 2, 348 LISBURN ROAD, BELFAST, BT9 6GH

# YOBURGER

**CBRE NI**  
PART OF THE AFFILIATE NETWORK



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## Key Benefits

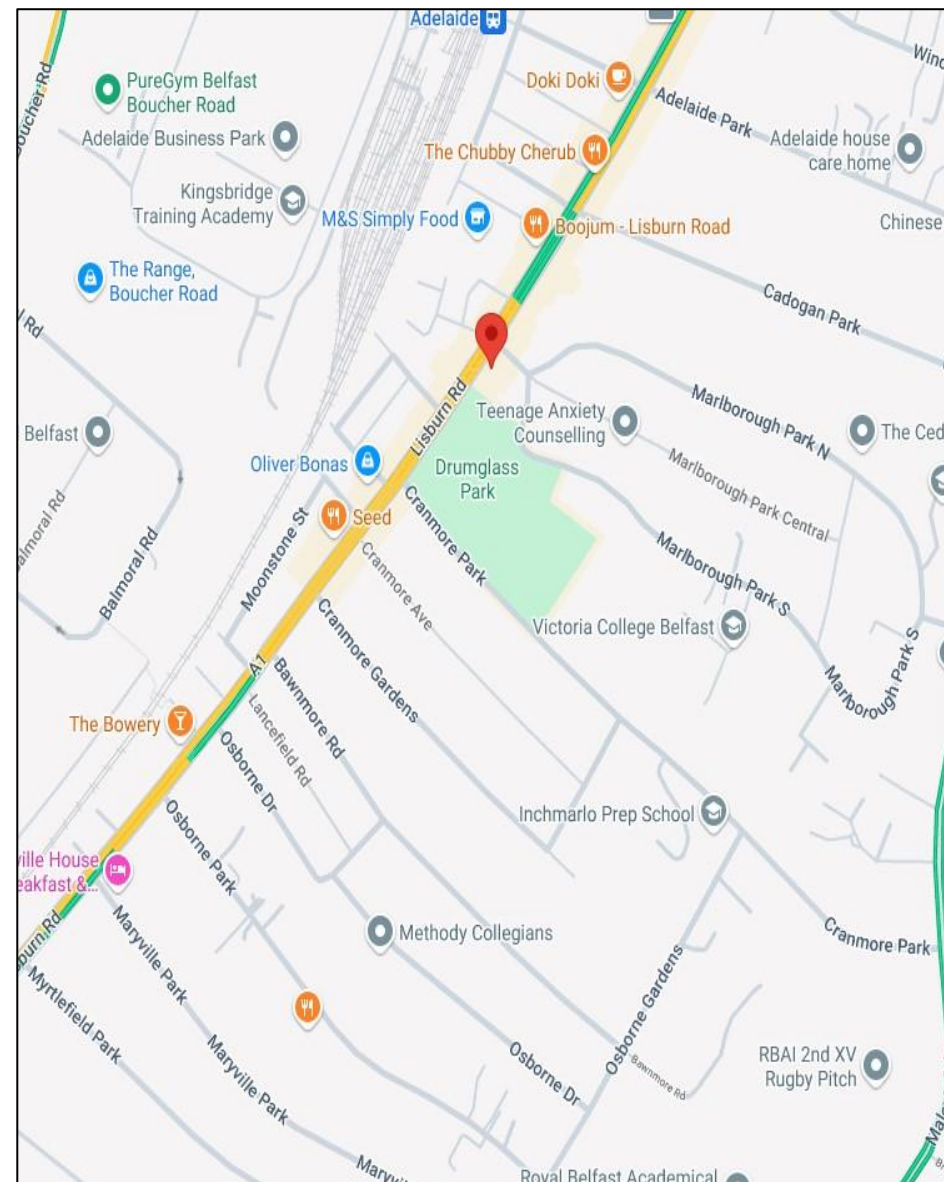
- Well configured modern restaurant
- Prominent pitch on the Lisburn Road
- Potential to enhance food and beverage revenue streams

## Location

The subject property occupies a prominent position on the Lisburn Road which is one of the busiest arterial routes into Belfast. The property is situated in a prime section of the Lisburn Road where neighbouring occupiers include Spoon Street, Camile and Greens Pizza as well as various boutiques, bars, restaurants and coffee shops.

## Description

The property is finished to a very high standard providing ground floor restaurant accommodation and associated services to include WC facilities, store and office. The unit comprises a fitted contemporary licensed restaurant providing approximately 50 covers.



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## *Business Opportunity*

Our client has operated the restaurant since March 2021 and built up a very successful and reputable business. The opportunity offers the purchaser a ready to go licenced restaurant premises with an opportunity to enhance the food and beverage revenue streams.

## *Lease Details*

<b>Term</b>	10 years from 11 <sup>th</sup> March 2021
<b>Rent</b>	£25,000 p.a. exclusive
<b>Service Charge</b>	£2,103.24 p.a. exclusive

## *Accommodation*

<b>Floor</b>	<b>Area ( Sq Ft)</b>	<b>Description</b>
Ground	1,346	Restaurant, Kitchen, Office, Store and W.C facilities

## *Rateable Value*

We have been advised by Land and Property Services that the estimated rateable value is £19,800. The rate in the £ for 2024/2 is £0.599362 therefore the estimated rates payable are £11,867.

## *Fixtures and Fittings*

An inventory of the fixtures and fittings will be provided.

## *Sale Proposal*

The proposed sale is to include the lease, fixtures and fittings. Stock at valuation. Guide price upon application.

## *TUPE*

The licensed business is offered for sale as a going concern and the purchaser will be required to comply with the current TUPE legislation and employment transfer.

## *EPC*

The property has been rated as D-100 under the EPC regulation. A copy of the EPC certificate is available on request.

## *VAT*

All prices are quoted exclusive of VAT which may be liable.

## *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.

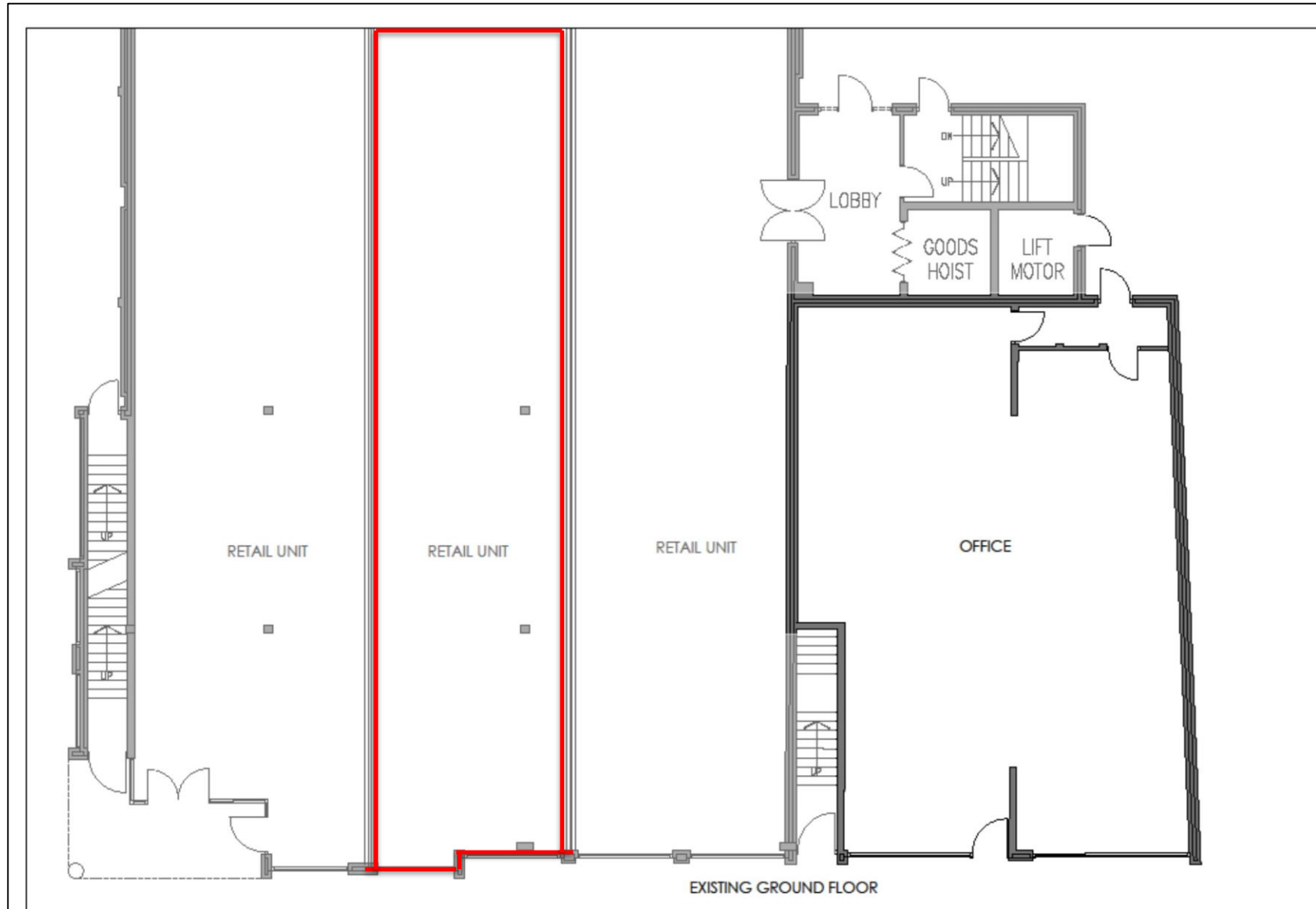
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## *Floor Plan*



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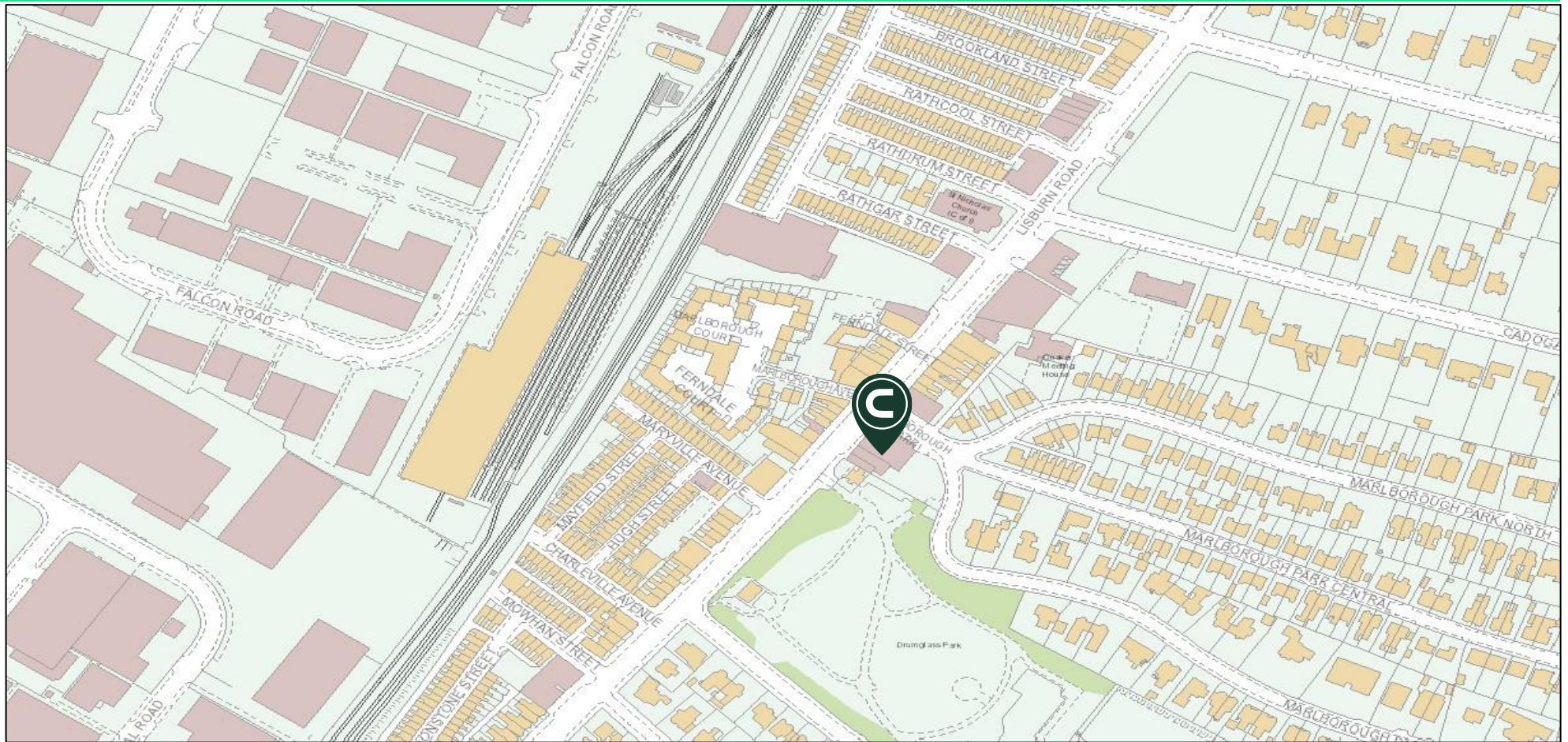


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## Contact Us

Stephen Smith

T: +44 (0) 7976 523 666

E: [stephen.smith@cbreni.com](mailto:stephen.smith@cbreni.com)

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