



NICHOLAS
RESIDENTIAL



569 Lisburn Road Belfast BT9 7GS Asking price £15,000

Nicholas Residential is delighted to bring to market a well-established, fully equipped restaurant known for its fabulous food in a great trading location opposite Cranmore Park on the Lisburn Road in South Belfast.

The subject property is a substantial three-storey restaurant unit which comes fully furnished with an extensive range of equipment while boasting dining space on the ground floor for 40 covers.

Ground Floor – Cover for 40 seated downstairs and a separate WC.
First Floor – 2 x separate kitchen areas with a walk-in fridge and food preparation area.
Second Floor – Storage room and office space.

Please note there is no heating system in place

Viewing strictly by private appointment only.

LOCATION

The subject property occupies a prominent position opposite Cranmore Park 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 Pizza Express, Chelsea Wine Bar, Bengal Brasserie and Greens Pizza as well as various boutiques, bars, restaurants and coffee shops.

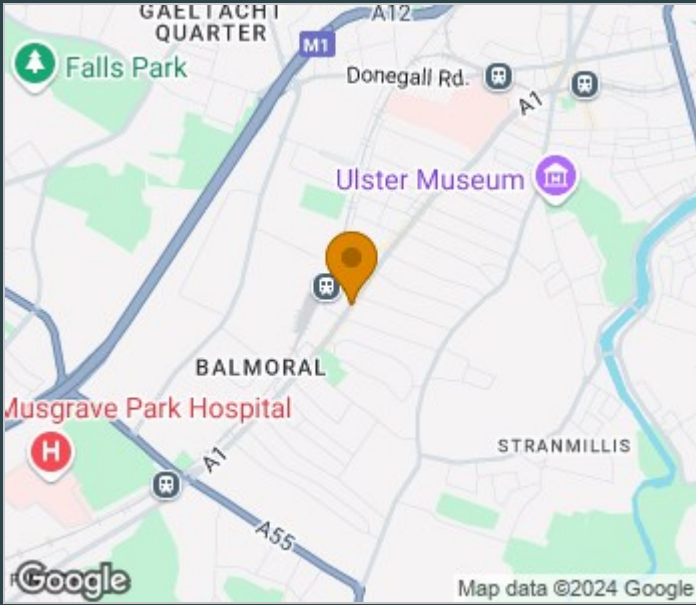
Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Lease, Goodwill, Fixtures and Fittings
- Trading Restaurant on the Popular Lisburn Road opposite Cranmore Park
- Substantial 3 Storey Restaurant Premises
- Ground Floor - Seating Area for 40 Persons and Separate WC
- First Floor - 2 x Separate Kitchens with Walk in Fridge and a Food Preparation Area
- 2nd Floor - Storage and Office Space
- Lease Term - 5 Years @ £1300 per month with a Break Clause after Year 2
- Rates - £7432.09 per annum
- Viewing Strictly by Appointment
- Ideally Suited for a Restaurant/Cafe Business



Area Map



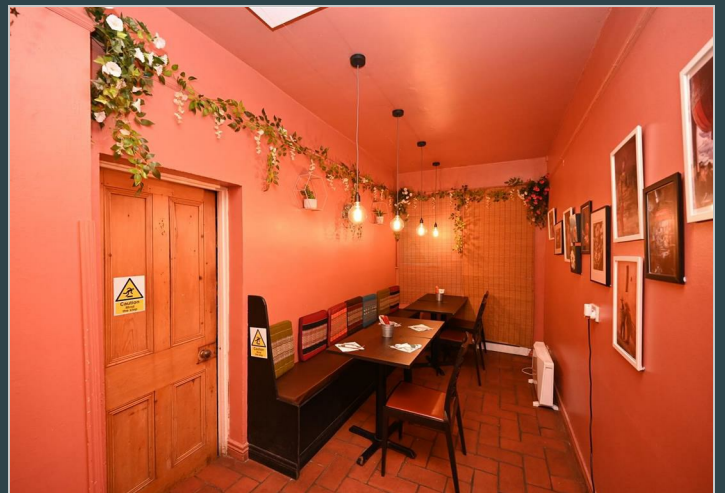
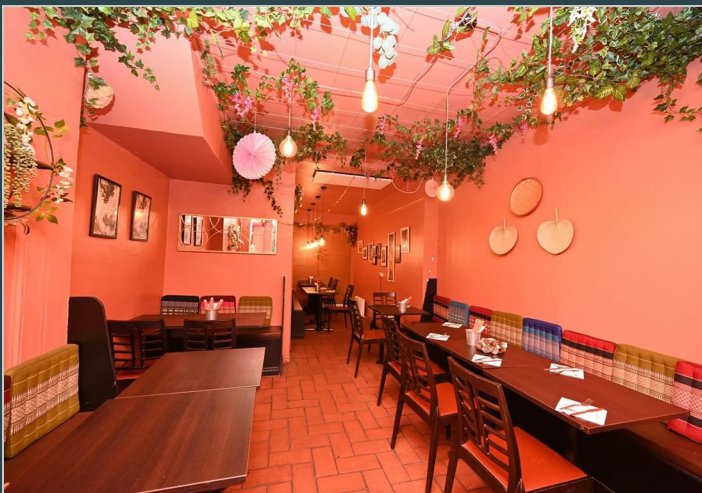
Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Northern Ireland

EU Directive
2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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