

# TO LET – RETAIL / RESTAURANT OPPORTUNITIES

LANYON PLACE STATION, BELFAST, BT1 3NR

**CBRE NI**

PART OF THE AFFILIATE NETWORK



# TO LET – RETAIL / RESTAURANT OPPORTUNITIES

## LANYON PLACE STATION, BELFAST, BT1 3NR

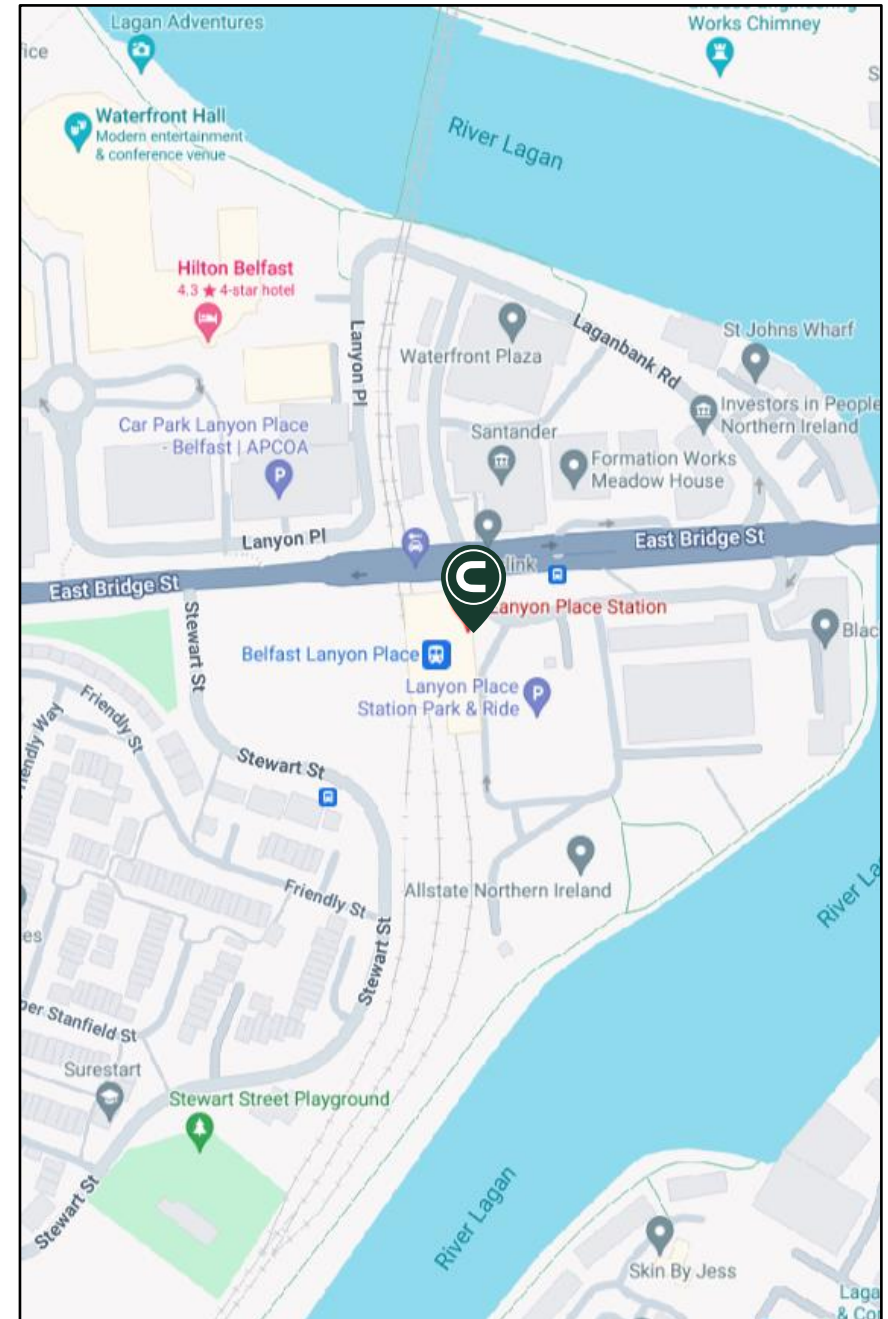
### *Location*

Lanyon Place Station occupies a prominent roadside location on the eastern approach to Belfast City Centre. The station serves multiple suburban rail destinations and is integrated into the 'Glider' rapid transport network with two halts adjacent to the station. The station is a high footfall key transport hub with occupiers of note in the locality such as All State, Concentrix and LPS. Starbucks and Nelson's Newsagents currently trade at the station. The

### *Description*

The properties comprise self-contained retail / restaurant units. The retail unit is situated opposite the main entrance as you enter the station and is finished to include tiled flooring, painted plasterboard walls, utility connections and an electric roller shutter door. The restaurant unit formerly traded as Upper Crust and the tenant is due to vacate in the coming months. The premises are licensed, permitting the sale of alcohol, and benefits from an extensive external seating area fronting onto the main concourse.

Both units may be suitable for a wide variety of uses subject to planning permission and necessary statutory consents. In addition, commercial opportunities are available at the station, both long term and short term. The Landlord will consider a variety of uses subject to any required statutory consents.



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## Lease Details

Rent	On Application
Term	Negotiable
Repairs/Insurance	Internal repairing and insuring
Utilities	The occupier will be responsible for the payment of utilities consumed on the premises

## Accommodation

Unit 2 (Retail Unit)	430 Sq ft
Unit 3 (Restaurant)	2,097 sq ft

## Rateable Value

UNIT	NAV	ESTIMATED RATES PAYABLE
2	£6,000	£3,596
3	TBC	NOT ASSESSED

## VAT

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

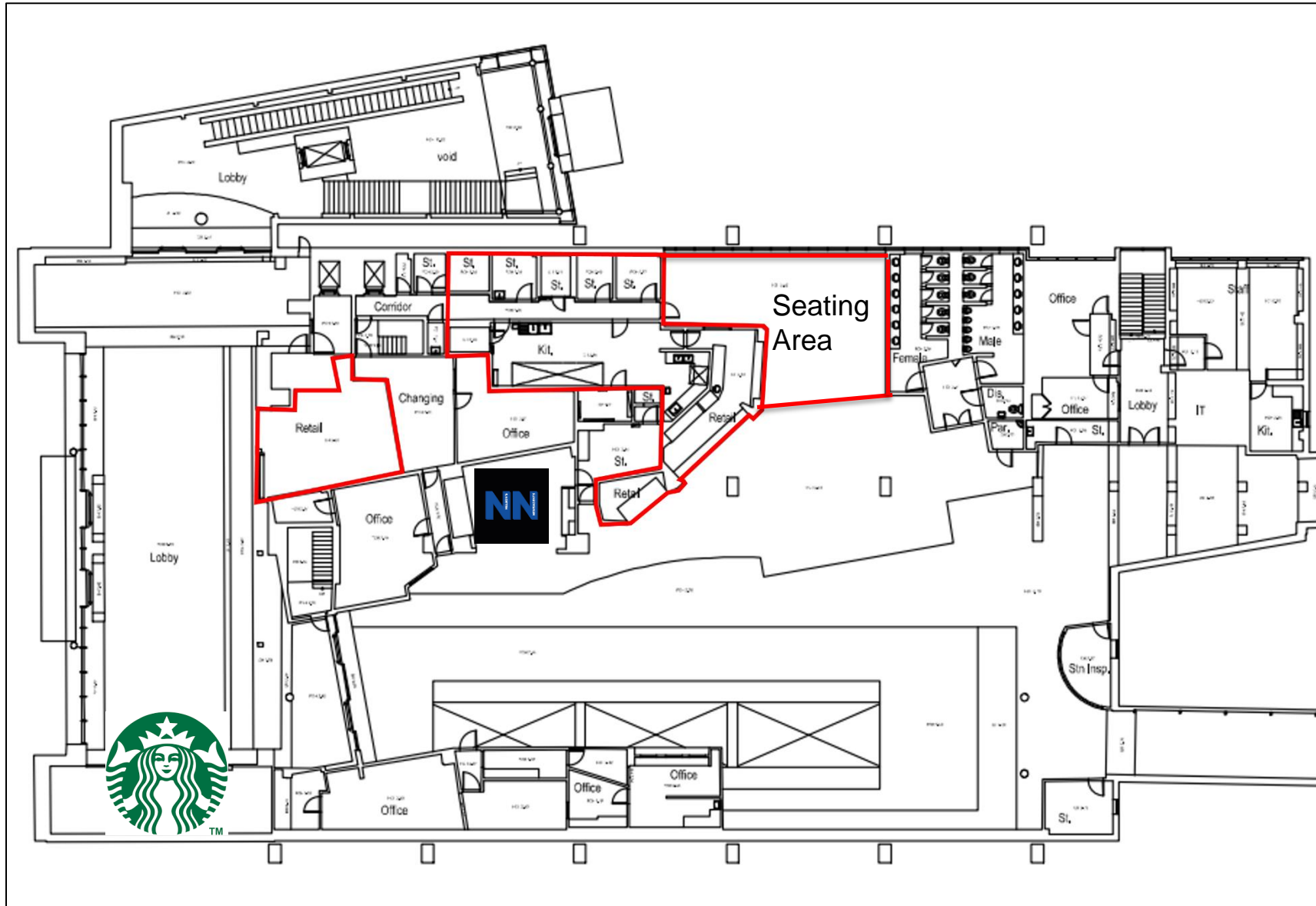
## AML

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



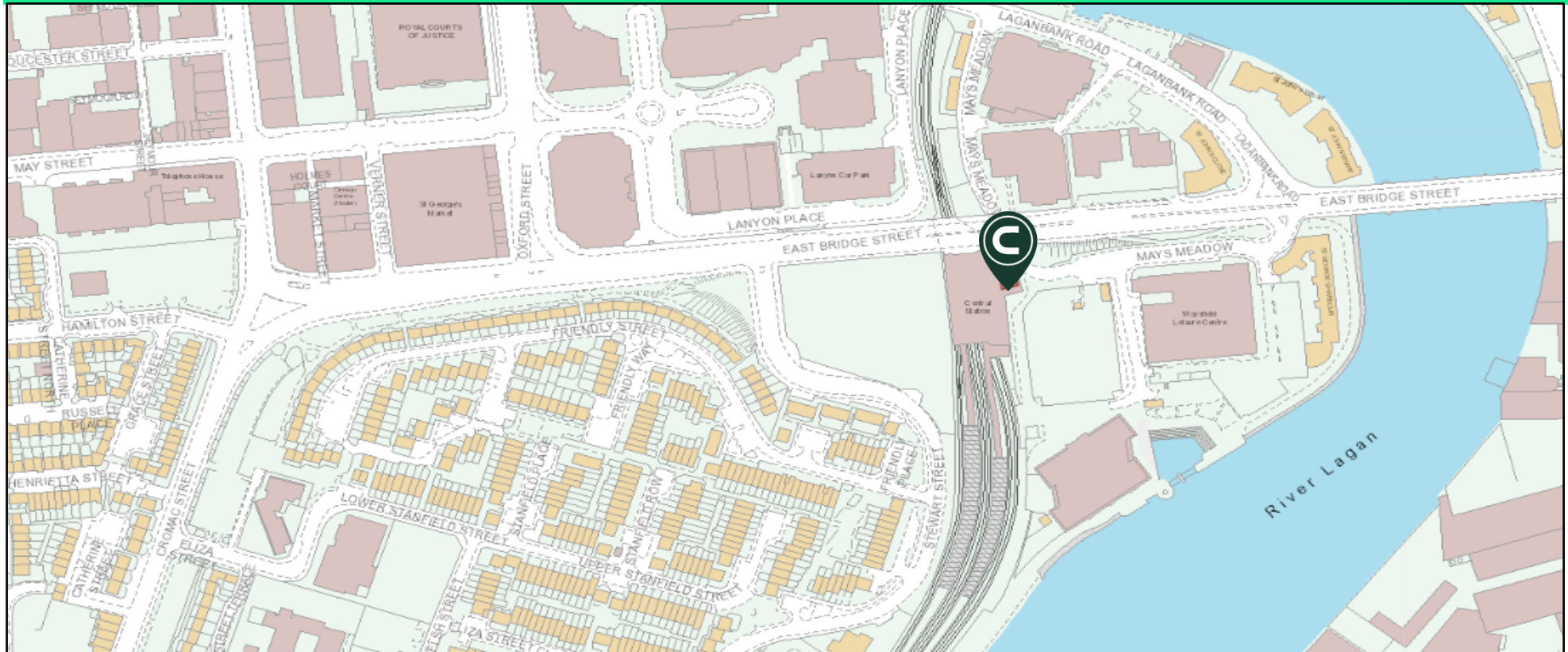
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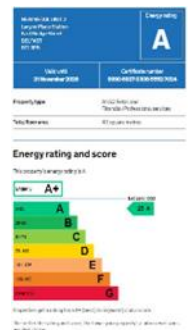
## Contact Us

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## EPC

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



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