

TO LET – RETAIL / FOOD & BEVERAGE OPPORTUNITY

LANYON PLACE STATION, BELFAST, BT1 3NR

CBRE NI

PART OF THE AFFILIATE NETWORK



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Key Benefits

- Available immediately
- High footfall location
- Suitable for variety of uses subject to planning

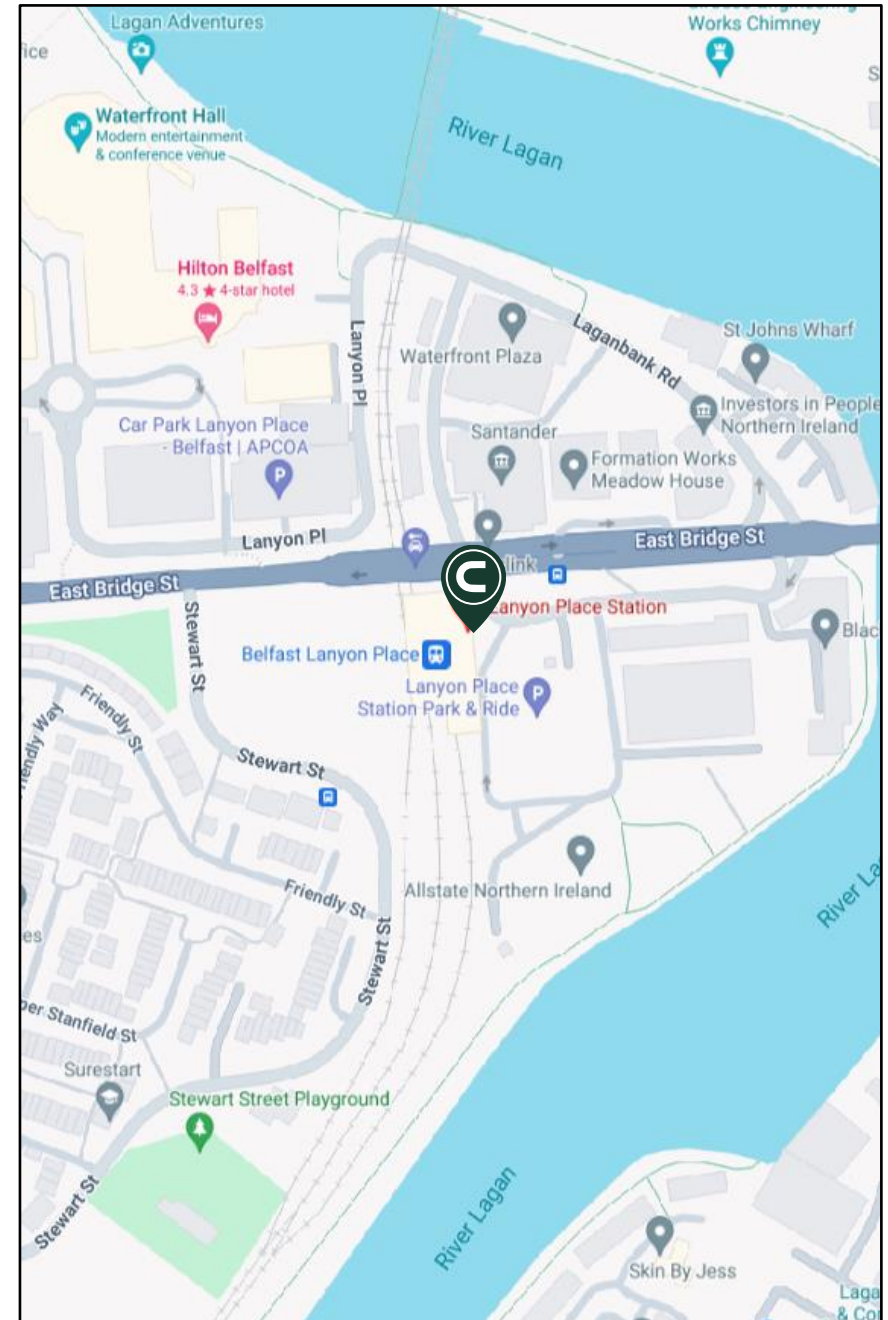
Location

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. Starbucks and Nelson's Newsagents currently trade at the station.

Description

The unit comprises a self-contained former restaurant premises which formerly traded as Upper Crust. The premises are licensed and benefits from an extensive external seating area fronting onto the main concourse.

The premises may be suitable for a wide variety of uses subject to planning permission and necessary 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 3 (Restaurant)	2,097 sq ft
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Rateable Value

UNIT	NAV	ESTIMATED RATES PAYABLE
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.

EPC

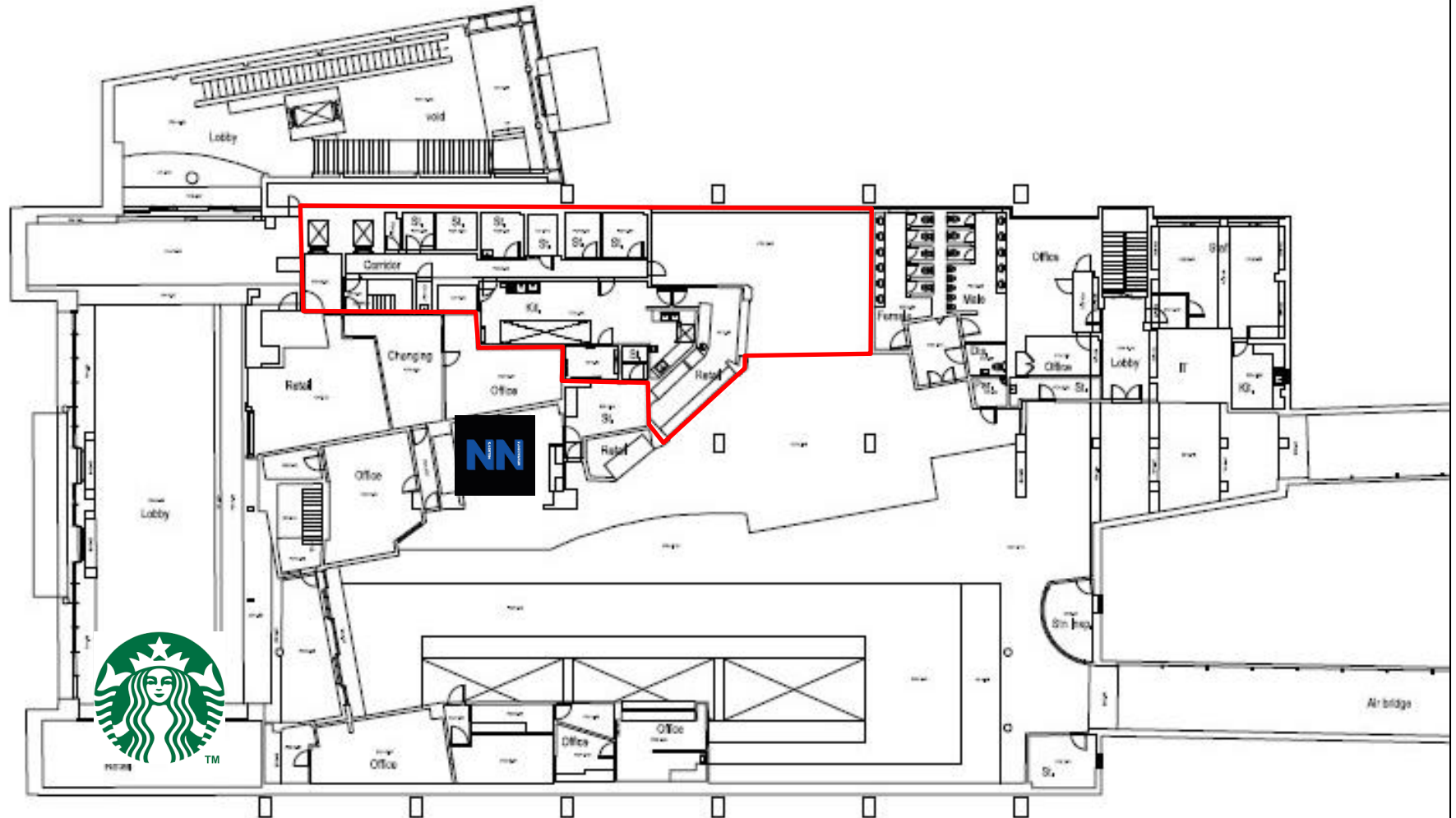
A copy of the EPC certificate can be made available upon request.



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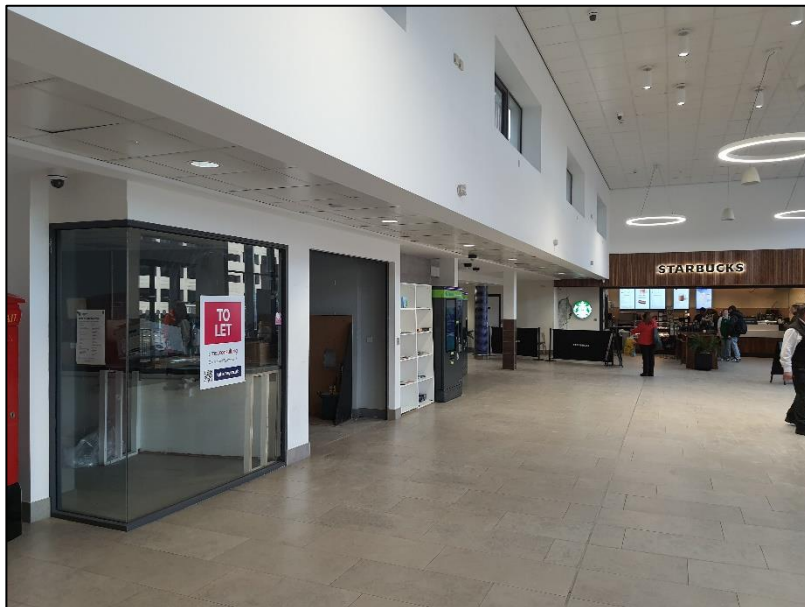


Ground Floor - Concourse / Air Bridges / Platform Atrium

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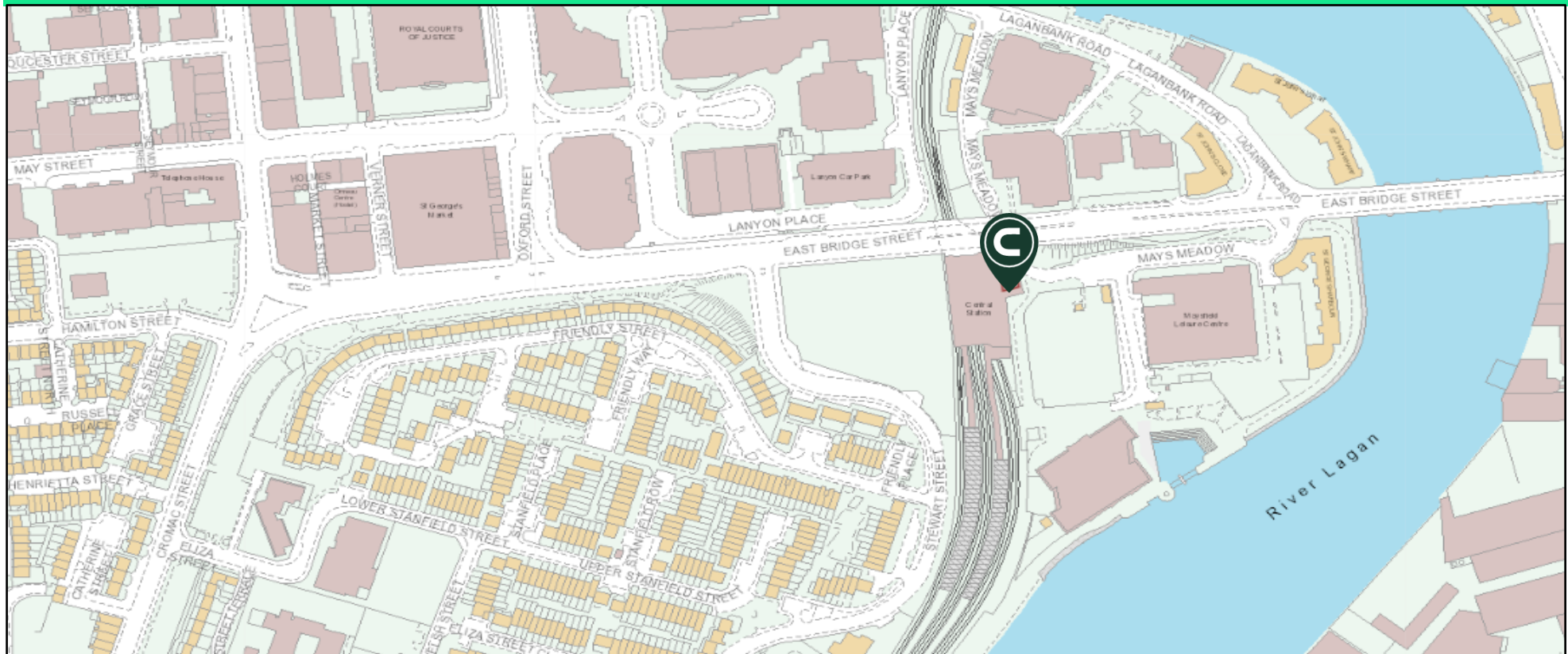


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Contact Us

Stephen Smith

Associate Director

T: 07976523666

E: stephen.smith@cbreni.com

Rory Kelly

Graduate Surveyor

T: 07557760331

E: rory.kelly@cbreni.com

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June 2023 CBRE Ref: 1748D