

TO LET



Prominent Retail/Hot Food Opportunity c. 1,703 sq. ft.

158 LISBURN ROAD, BELFAST BT9 6AJ

- Highly visible roadside location
- Located in an area of high density housing
- Immediate availability
- Suitable for a variety of uses, subject to the necessary statutory consents

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Lisney

RETAIL

Location

The subject property occupies a prominent and highly visible location fronting Lisburn Road, approximately 1.5 miles south west of Belfast City centre.

The immediate area comprises a mix of high density residential, commercial, educational and leisure uses. The existing residential stock in the area is largely occupied by young professionals and students resulting in high levels of pedestrian footfall in the area.

Description

The subject property comprises a three storey commercial terrace with a single storey lean-to extension. The property was previously occupied as a hot food takeaway and we understand that the property has full planning permission for this use.

The property comprises a ground floor sales area with a preparation area and ancillary stores to the rear. WC's are located at first floor level. Further storage accommodation is provided at first and second floor level. The property would be suitable for a range of commercial uses, subject to planning.

Internally the property has been finished to the following specification:-

- Solid tile flooring
- Suspended ceiling
- Recessed fluorescent tube lighting
- Plastered and painted walls

*The property also benefits from an existing mains gas connection



Accommodation

The subject property comprises the following component parts:-

Area	Sq. M.	Sq. Ft.
Ground Floor Sales	62.87	677
Ground Floor Preparation Area	13.47	145
Ground Floor Stores	10.52	113
First Floor Stores	35.66	384
Second Floor Stores	35.66	384
Total Net Internal Area	158.18	1,703

Lease Terms

Rent - £15,000 per annum excl.

Term – subject to negotiation.

The space will be offered on effectively Full Repairing and Insuring terms via recovery of a service charge.

Service Charge

A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, security and upkeep of common areas. Current service charge estimate TBC.

Insurance

The tenant will be responsible for reimbursing the landlord with a proportionate amount of the insurance premium for the retail parade.

Energy Performance Certificate (EPC)

The property has an energy rating of E116. A full certificate can be made available upon request.

Rates

Description	Net Annual Value	Rates Payable 15/16
Shop	£10,500	£6,020.81

*The above rates payable figure does not reflect 20% Small Business Rates Relief which will apply to the majority of incoming tenants.

VAT

All prices and outgoings are exclusive of but may be liable to VAT

