



To Let

Former Cafe / Retail Premises
407 Lisburn Road, Belfast BT9 7HN

**Riddell
McKibbin**

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LOCATION

The property occupies a prominent location on the Lisburn Road in south Belfast which is one of the busiest arterial routes to and from Belfast city centre.

The Lisburn Road would be regarded as Belfast's premier suburban retail, leisure and office location and is home to a host of fashion, showroom and restaurant/café occupiers. Occupiers in the vicinity include Tesco, Slims Healthy Kitchen and Eddie Rockets.

The property is situated approximately 2 miles from Belfast city centre, is in close proximity to Queens University, Belfast City Hospital and is easily accessible from the West Link and M1.

The property occupies a prime position fronting the Lisburn Road close to the junction with Windsor Park and Surrey Street.

DESCRIPTION

The subject property is an impressive 3 storey terrace property which benefits from a full glazed shop front at ground floor together with a terrace area fronting onto the Lisburn Road.

The property was most recently used as a coffee shop with ground and first floors being utilised for this purpose to include food preparation areas and customer seating areas. To the rear of the ground floor there are also Male & Female W.Cs and a food storage / preparation area with a further staff entrance/exit point.

The second floor area comprises storage space along with office and staff accommodation and a W.C.

Internally the property has been finished to include timber flooring, plastered and painted walls and PVC panelling to the rear store area.

The property is available for immediate occupation and would suit a range of uses namely retail, restaurant, café etc.

RATES

We have been advised by Land and Property Services of the following:

Net Annual Value: £18,100

Rate in the Pound 2019/2020: 0.614135

Estimated Rates Payable: £11,116 p.a.

ACCOMMODATION

We have calculated the approximate Net Internal Areas to be as follows:

Ground Floor

Sales Area	902 sq.ft	83.80 sq.m
Rear Store Area	195 sq.ft	18.12 sq.m
Male & Female W.Cs		

First Floor

First Floor Area	782 sq.ft	72.65 sq.m
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Second Floor

Store	87 sq.ft	8.08 sq.m
Office	113 sq.ft	10.50 sq.m
Staff	257 sq.ft	23.88 sq.m
Total	2,336 sq.ft	217.03 sq.m

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

EPC

C72.

LEASE DETAILS

Term: New 10 year lease
Rent: £25,000 per annum
Repairs: Full Repairing and Insuring terms
Rent Review: 5 yearly rent review

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FURTHER INFORMATION

For more information or to arrange a viewing please contact:

Riddell McKibbin

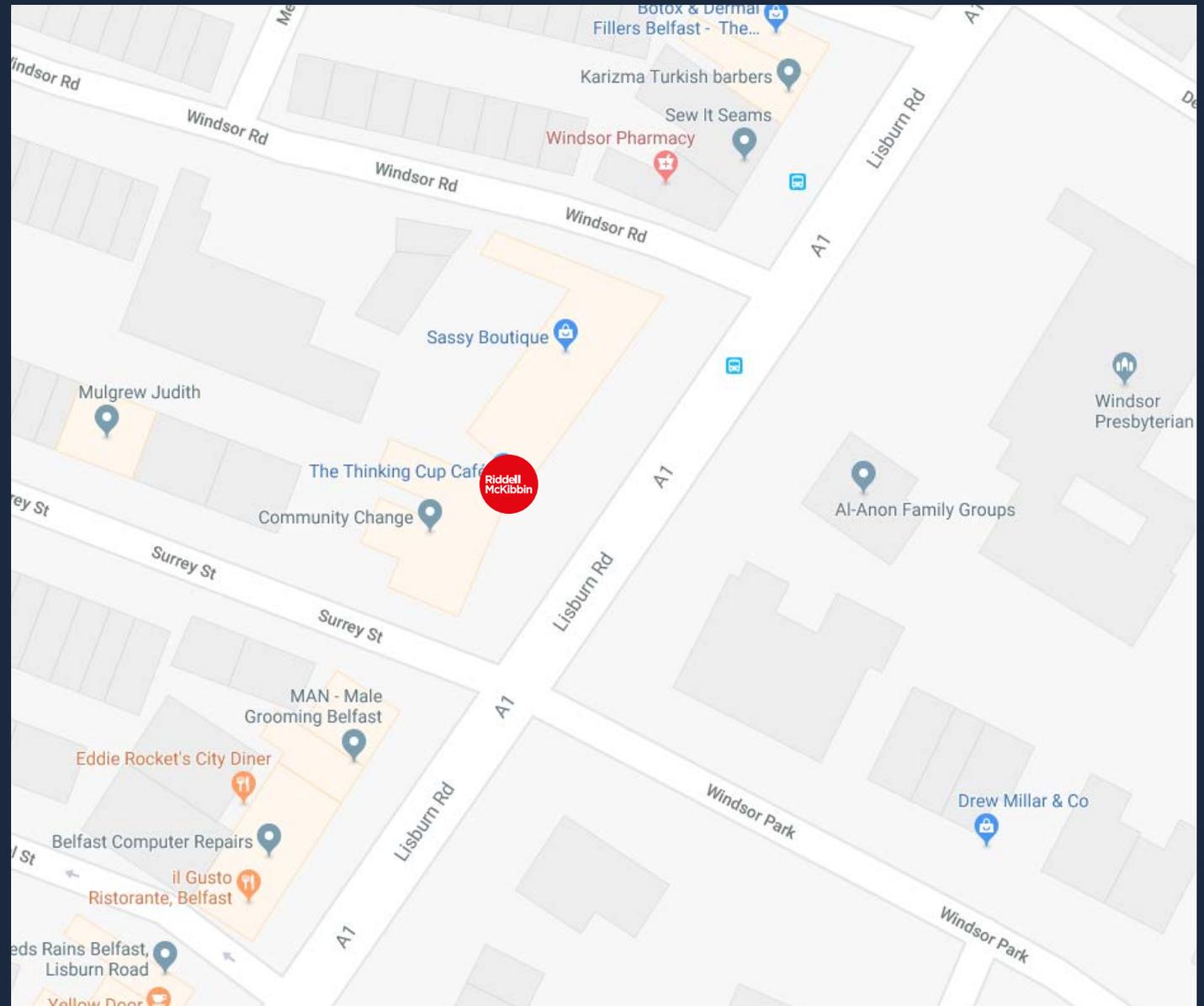
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