

**RETAIL - TO LET PLANNING PERMISSION FOR  
CAFÉ/SANDWICH BAR WITH SIT-IN FACILITIES**

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697 LISBURN ROAD, BELFAST BT9 7GU



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## Summary

- Superb retail unit occupying a corner position on the popular Lisburn Road, one of Belfast's most affluent areas.
- Nearby occupiers include Starbucks, Winemark, Max Mara, Arcadia Deli, Benetton, etc.
- Extends to approximately 613 sq ft (56.96) sq m)
- Planning permission for Hot Food Use.

## Location

Situated fronting directly onto the Lisburn Road at its junction with Lislea Avenue and at an approximate mid-point opposite Osbourne Park and Osbourne Drive.

Other nearby occupiers included, Starbucks, Winemark, Max Mara, Arcadia Deli, Benetton, Arizona Coffee, Russells Cellars, etc. The property also benefits from being close to very densely populated areas at either side of the road.

## Accommodation

The approximate Gross Internal Areas are as follows:-

Sales Area:	448 sq ft	(41.59 sq m)
Kitchen/Store:	165 sq ft	(15.33 sq m)
<b>Total:</b>	<b>613 sq ft</b>	<b>(56.92 sq m)</b>

## Rent

Inviting offers in the region of £19,500 per annum.

## VAT

All figures quoted are exclusive of VAT, which may be payable.

## Lease

Length of lease by negotiation.

## EPC

TBC.

## Service Charge

Tenant responsible for payment of a service charge to cover the landlord's outgoings in connection with the building to building insurance and agent's management fees. Agent's management fees are calculated at 5% of the annual rent.

## NAV

NAV: £14,900

Rate in £ (2018-2019): 0.602803

Rates Payable: £8,982 per annum approx.

All parties should verify the above figures with LPS.

## Viewing

Strictly by appointment with the Sole Letting Agents:

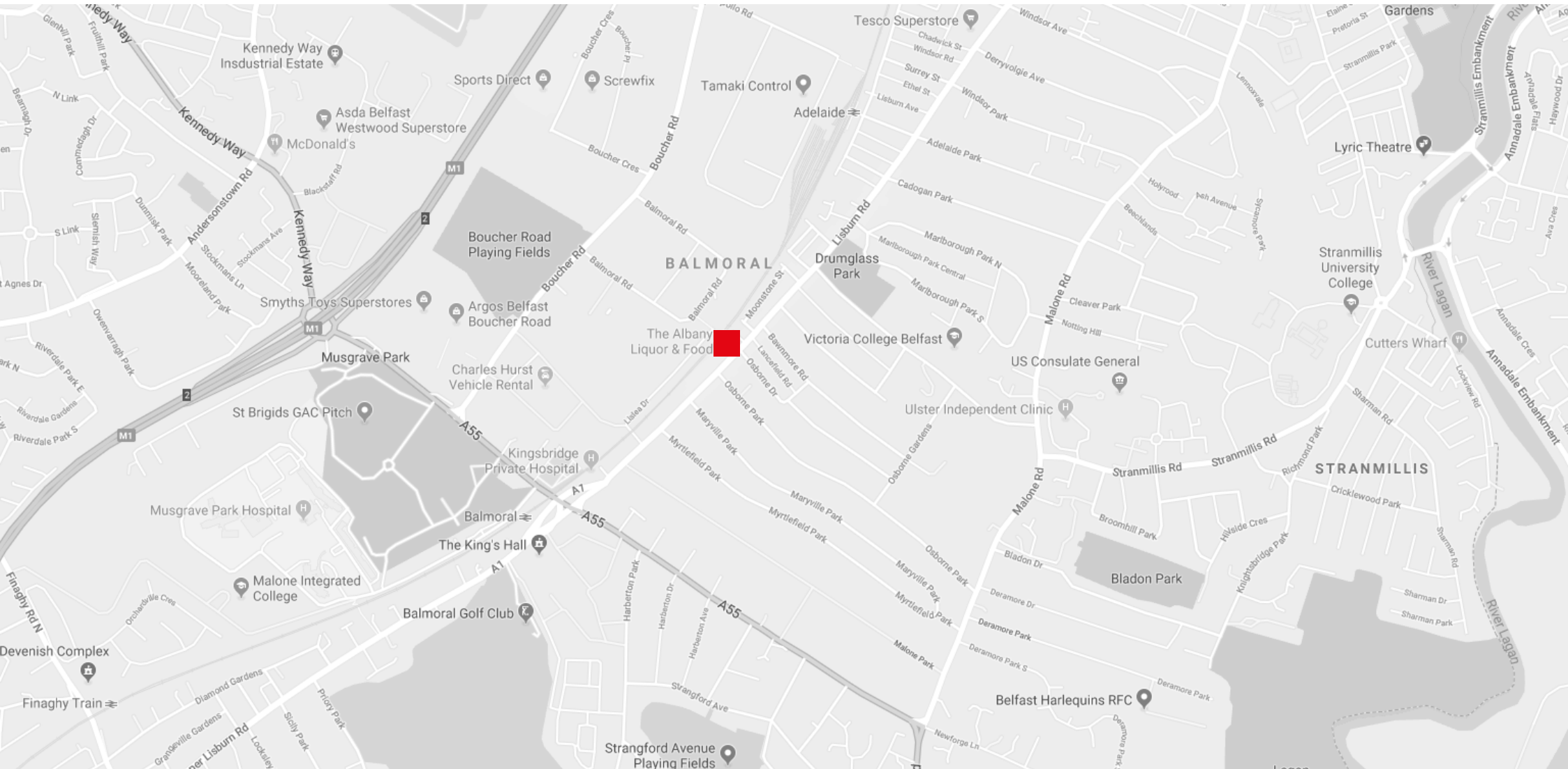
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