



TO LET BY WAY OF ASSIGNMENT

Fully Fitted Restaurant Premises

Unit 4, 406-408 Lisburn Road, Belfast, BT9 6GN

- Modern fully fitted restaurant/cafe premises.
- The unit is split to include a seating area, servery, kitchen, store and WC.
- The subject unit is strategically positioned on the Lisburn Road.
- Nearby occupiers include The Bowery, Radox Health, Russells and Space NK.

Location

Situated on the Lisburn Road within a small parade of retail units bound by Osborne Park and Osborne Drive. Highly prominent corner unit benefitting from significant volumes of vehicular and pedestrian traffic in close proximity to a high density residential hinterland.

Neighbouring occupiers include Russell's, The Bowery and Randox Health.

Description

Modern fully fitted restaurant/cafe premises with glazed frontage with bi-folding doors and partial outdoor seating.

The unit is split to include a seating area, servery, kitchen, store and WC with 44 covers internally and 8 outside.

Inventory

A list of inventory is available upon request for separate purchase.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Rates

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

Net Annual Value: £26,300
Estimated Rates Payable 2025/26: £16,479.37

Accommodation

Description	Sq Ft	Sq M
Sales/Seating/Servery	1,200	111.48

Please note these floor areas are as per the original on site measurements and are for guidance purposes only. Parties must satisfy themselves as to the accuracy of same.



SERVICE CHARGE

Levied to cover a fair proportion of the external repairs, building insurance premium and other reasonable outgoings of the landlord. Current service charge estimated to be £2,800.

LEASE DETAILS

Lease expiry: 30 June 2027
Rent: £30,000 per annum

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REPAIRS/INSURANCE

Tenant responsible for internal repairs and reimbursement of the building insurance premium to the landlord. Current insurance estimated to be £1,150.

VAT

All prices, rentals & outgoings are quoted exclusive of VAT.

EPC

E125. Full EPC certificate available on request.

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