



TO LET

241 Lisburn Road, Belfast BT9 7EN

PRIME RESTAURANT UNIT WITH HOT FOOD CONSENT APPROXIMATELY 1,884 SQFT

Property outline for indicative purposes only



Commercial Real Estate
From every angle

241 Lisburn Road Belfast BT9 7EN

**PRIME RESTAURANT UNIT
WITH HOT FOOD CONSENT
APPROXIMATELY 1,884 SQFT**

Features

Established restaurant premises with hot food consent

Suitable for a variety of food or retail uses (STPP)

Prominent frontage onto Lisburn Road, one of South Belfast's most popular dining and retail locations

Two dedicated parking spaces, ideal for customers, staff or delivery services

LOCATION

The subject property occupies a prominent position on the Lisburn Road, one of South Belfast's principal arterial routes and a popular retail, restaurant and leisure destination.

The surrounding area accommodates a strong mix of restaurants, cafés, boutiques and independent businesses, supported by an extensive residential, student and professional catchment.

Queen's University Belfast, Belfast City Hospital and the city centre are all within convenient reach, while the Lisburn Road benefits from high levels of passing traffic and excellent connectivity.

The location is therefore particularly well suited to a restaurant operator seeking visibility, accessibility and an established daytime and evening trading environment.

Nearby occupiers include Shu, Ginza Kitchen and French Village.





DESCRIPTION

The property comprises a prominent restaurant premises arranged over basement, ground, first and second floors.

The ground floor provides the principal restaurant area, benefiting from recessed LED lighting, fitted flooring and direct access from the Lisburn Road. Separate male and female customer toilets are also provided at this level.

The basement incorporates a commercial kitchen area with stainless-steel wall panelling and a dedicated extraction flue discharging externally. While cooking and preparation equipment is not currently installed, the space

offers ample capacity for a full commercial kitchen fit-out, together with ancillary storage, refrigeration, food preparation, staff or cellar accommodation.

The largely open-plan first floor offers flexibility for a range of complementary uses, including additional dining accommodation, private dining, a cocktail or wine lounge, tasting room or small function space. A separate WC is also provided at this level.

The second floor is well suited to use as a private office, administration area or additional storage.

ACCOMMODATION

DESCRIPTION	AREA SQM	AREA SQFT
Basement	77.67	836
Ground Floor	54.26	584
First Floor	31.87	343
Second Floor	11.24	121
TOTAL	175.04	1,884

RATES PAYABLE

Rates Payable: £9,373 per annum

LEASE DETAILS

Rent

£35,000 per annum

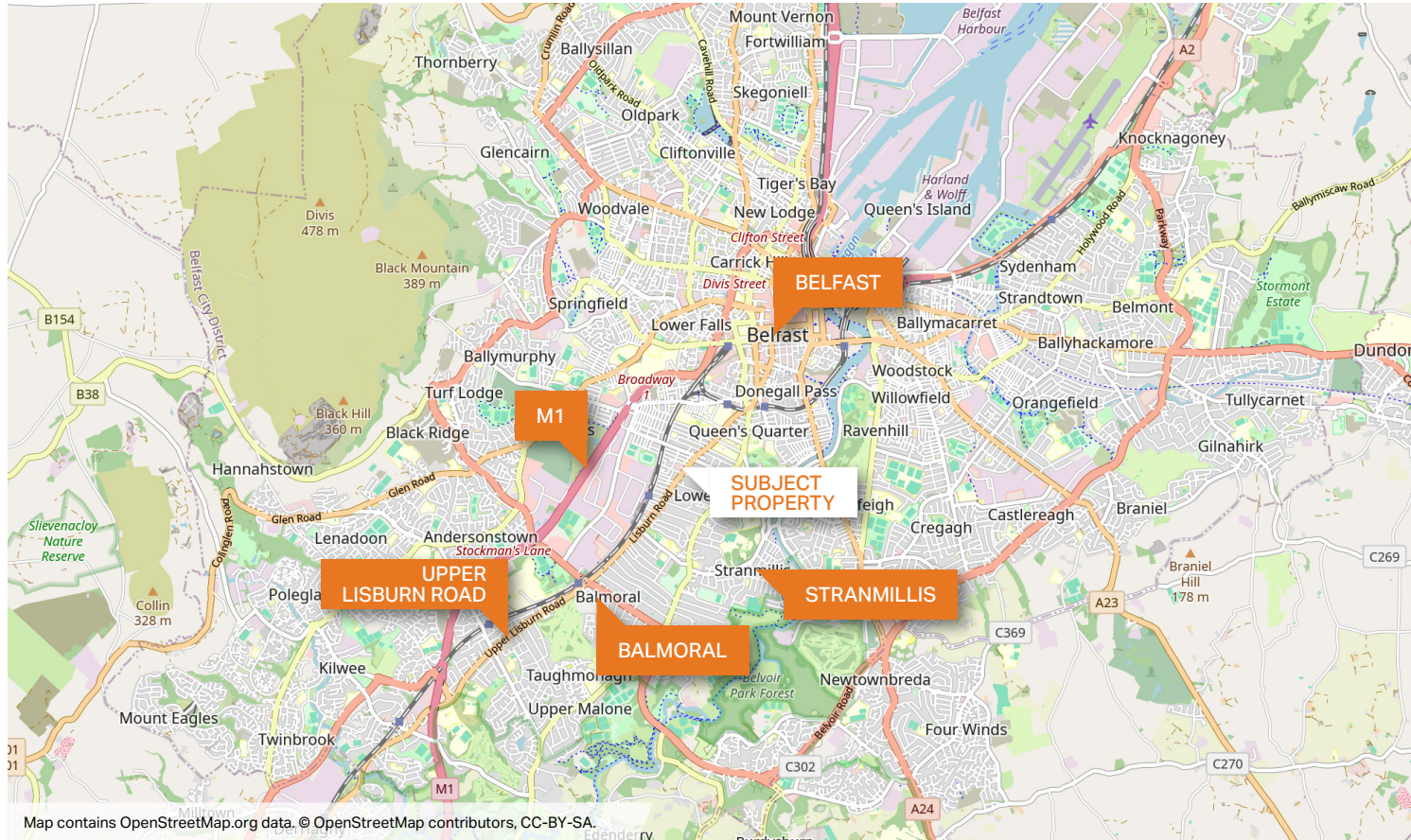
Term

Negotiable

Repairs & Insurance

Fully Repairing & Insuring

LOCATION



VAT

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

EPC

The property has an Energy Efficiency rating of C64. The full Certificate can be made available upon request.

SCORE	ENERGY RATING	RATING
<0	A+	
Net zero CO ₂ emissions		
0-25	A	
26-50	B	
51-75	C	
76-100	D	
101-125	E	
126-150	F	
>150	G	

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Commercial Real Estate
From every angle

FOR MORE INFORMATION

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VIEWING

Viewing is strictly
by appointment
with the sole agent
Ambit CRE

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