

## 601 LISBURN ROAD

Belfast BT9 7GS

- Operating on Lisburn Road for 40 years.
- Prominent location benefitting from strong footfall.
- 30 covers internally
- 8 covers externally
- 936 square feet
- Long established family run business.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		1
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**Guide Price £85,000**

# 601 Lisburn Road , Belfast, BT9 7GS



## LOCATION

The café is prominently located on the Lisburn Road, opposite Cranmore Park, on a busy parade with neighbouring occupiers Oliver Bonas, Ulster Property Sales and Oasis Travel benefitting from a strong footfall on this busy arterial route to Belfast City Centre which is within 1 mile.

## FIXTURE & FITTINGS

An inventory of the fixtures & fittings to be included in the sale will be provided upon request.

## RATES

We have been advised by the Land & Property Services website the following rating information:

Net Annual Value (NAV) -  
£18,800.00

Prospective purchasers should make their own independent enquiries to the LPS.

## ACCOUNTS

These will be provided to bona fide purchasers upon request.

## LEASE DETAILS

These will be provided to bona fide purchasers upon request.

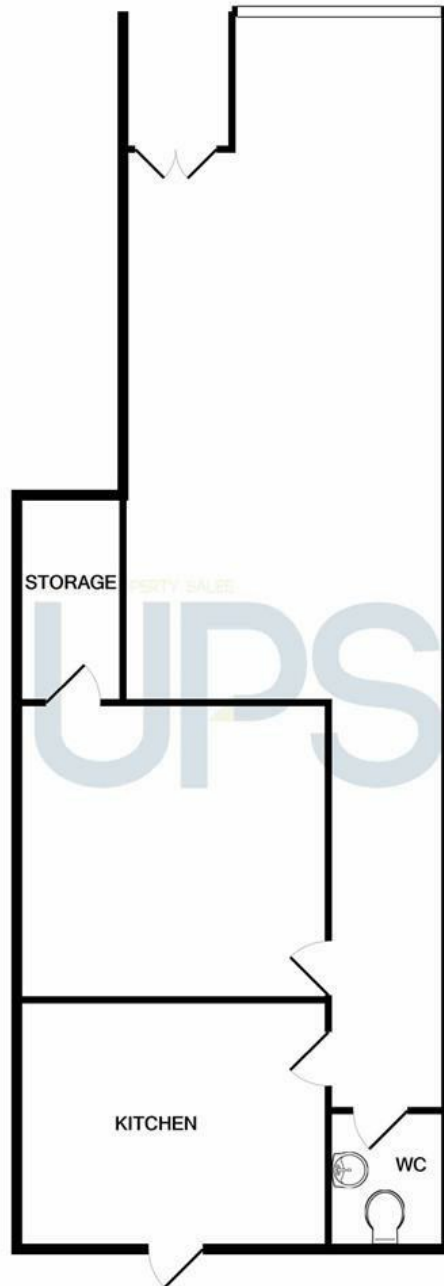


## Directions



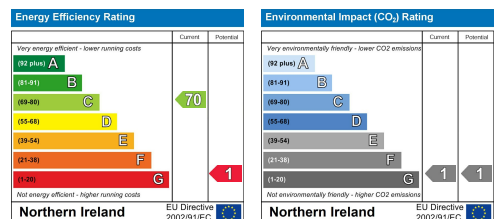


# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
 Made with Metropix ©2021

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

**ANDERSONSTOWN**  
028 9060 5200  
**BALLYHACKAMORE**  
028 9047 1515  
**BALLYMENA**  
028 2565 7700

**BALLYNAHINCH**  
028 9756 1155  
**BANGOR**  
028 9127 1185  
**CARRICKFERGUS**  
028 9336 5986

**CAUSEWAY COAST**  
0800 644 4432  
**CAVEHILL**  
028 9072 9270  
**DOWNPATRICK**  
028 4461 4101

**FORESTSIDE**  
028 9064 1264  
**GLENGORMLEY**  
028 9083 3295  
**MALONE**  
028 9066 1929

**NEWTOWNARDS**  
028 9181 1444  
**RENTAL DIVISION**  
028 9070 1000



Gault Irvine F.C.I.I & Desmond Turley F.I.A.V.I trading under licence as Ulster Property Sales (Malone)  
 @Ulster Property Sales is a Registered Trademark