

Business Premises, 3 Chapel Hill, Lisburn

£20,000 pa

A modern retail / restaurant unit extending to approximately 2500 sq ft over ground and first floors in a high profile location directly opposite Bow Street Mall Shopping centre, with potential to create 2 no duplex apartments at the upper level, subject to necessary consents.

Commercial property |

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FALLOON
Estate Agents

FOR SALE/ TO LET

A modern retail / restaurant unit extending to approximately 2500 sq ft over ground and first floors in a high profile location directly opposite Bow Street Mall Shopping centre, with potential to create 2 no duplex apartments at the upper level, subject to necessary consents.

Chapel Hill benefits from a high pedestrian flow with nearby surface and multistorey car parks.

The property was substantially rebuilt approximately 20 years ago and is currently fitted out for restaurant use but may be suitable for other retail or business uses.

The property has a glazed aluminium shop front with electric security roller shutters. Internally the fitout comprises a large kitchen and servery at ground floor level, with an impressive open plan first floor room with vaulted ceiling.

Preliminary drawings have been drawn up to show the potential to develop the upper level to create 2 No. 2 bedroom duplex apartments with the retail/restaurant area of c. 1700 sq ft remaining on the ground floor, subject to necessary consents.

There is a large outdoor seating area at first floor and the property has a fire escape and service access from Market Place.

Viewing by appointment.

GROUND FLOOR :

w: 7.27m x l: 10.85m (w: 23' 10" x l: 35' 7")

Aluminium roller shutter. Glazed shopfront and double entrance doors.

Seating area with 12 x tables for 4 (some booth style with bench seating).

Suspended ceiling with inset lights and drop lights. Wooden flooring.

Electric cupboard. Mains gas connection.

WC

Low flush WC. Wash hand basin.

Store

Storage cupboard under stairs.

Staircase

Stairs to first floor level

Servery

w: 6.1m x l: 8.45m (w: 20' x l: 27' 9")

Steps down to servery. Wooden floor. Door to fire escape.

Kitchen

w: 5.4m x l: 7.1m (w: 17' 9" x l: 23' 4")

Staff store/utility area off.

Storage under stairs

FIRST FLOOR:

w: 5.43m x l: 7.31m (w: 17' 10" x l: 24')

Function room (or retail /showroom)

Wooden floor. Wall panelling.

Fire escape area with WC and stores.

Outside



Rooftop area with external seating area. Stairs to fire escape.

Lease details

RATES : Tenant to pay rates

TERM : minimum 3 year lease

RENT : £20,000 for entire building p.a.

PERMITTED USE : Restaurant or other business use

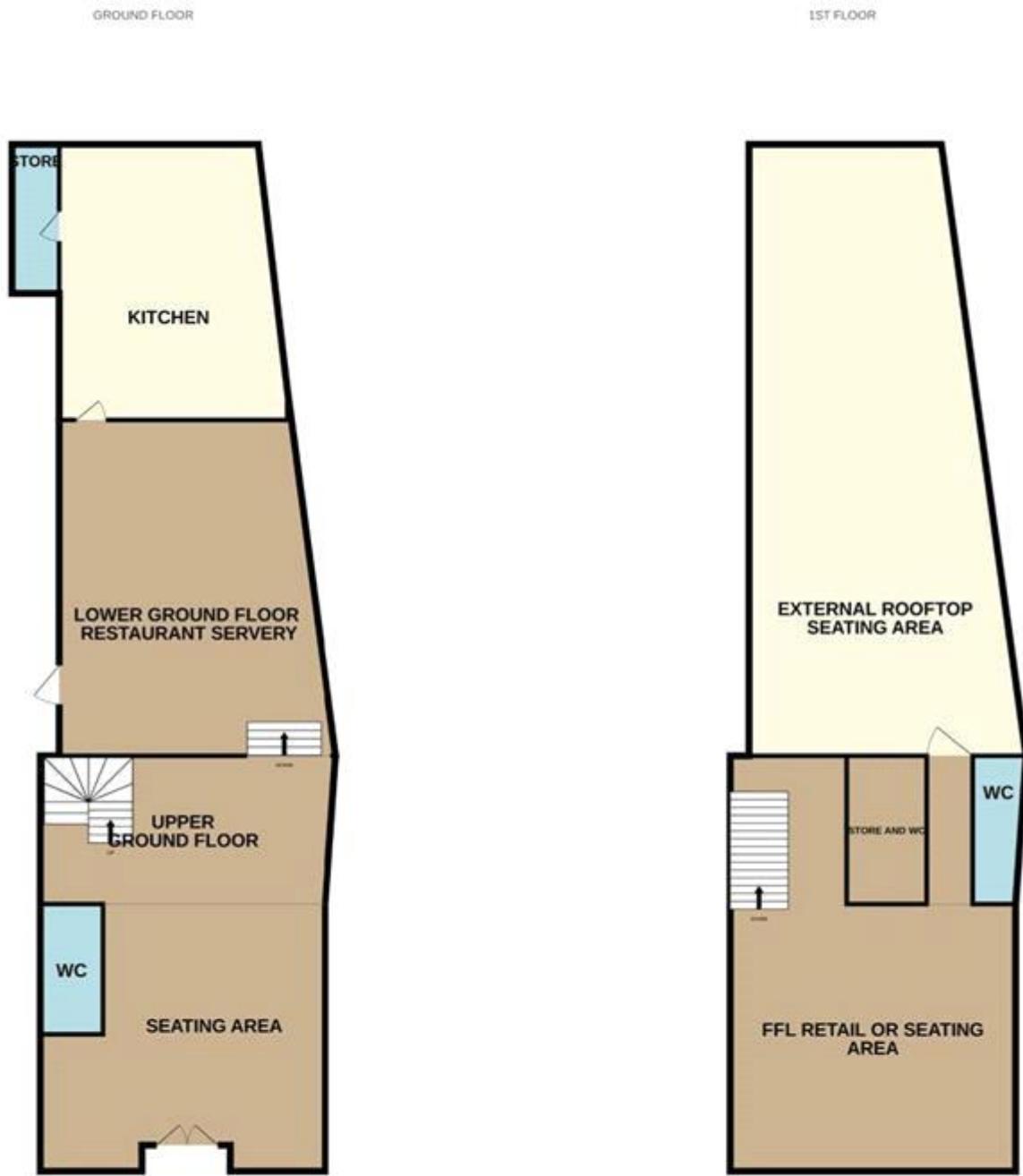
VAT : All prices, rentals and outgoings are exclusive of, but may be liable to VAT

LEASE START DATE : Available immediately

BUILDINGS INSURANCE : Tenant to reimburse landlord costs to insure property

REPAIR : Tenant to maintain.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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