

FOR SALE

129-131 Lisburn Road

Belfast, Co. Antrim, BT9 7AG

Fully Let Investment Opportunity



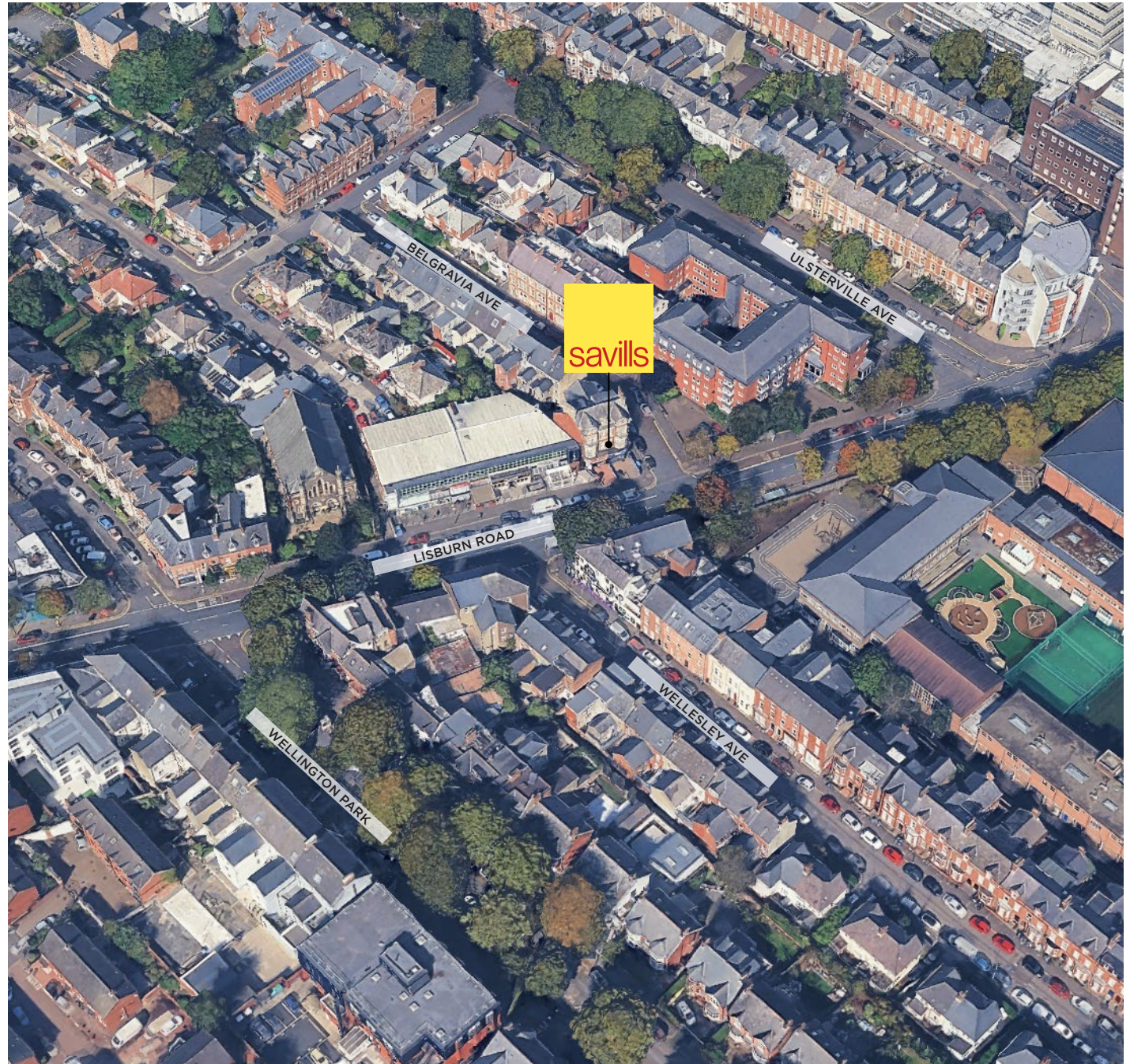
Location

The Lisburn Road is widely regarded as one of Belfast's most sought-after arterial routes, forming part of the city's vibrant "Golden Mile".

The area offers an exceptional mix of boutiques, cafés, restaurants, and a wide range of local amenities.

Running parallel to the Malone Road, Lisburn Road stretches from Bradbury Place to Balmoral Avenue and benefits from excellent transport links and connectivity. The location also provides a highly desirable residential setting, situated close to Queen's University Belfast and Belfast City Hospital.

The subject property occupies a prominent position at the junction of Lisburn Road and Belgravia Avenue.



Description



Belfast City Hospital	0.3 miles	2 min
Queens University	0.4 miles	10 min
Methodist College	0.2 miles	5 min

The property

This fully let, high-profile property commands a standout corner position on the prestigious Lisburn Road, one of Belfast's strongest and most sought-after commercial destinations.

Surrounded by long-established businesses, this asset offers investors a rare opportunity to secure dependable income in a proven, high-performing location.

Comprising two self-contained retail units within an attractive three-and-a-half storey end-terrace building, the property benefits from exceptional visibility and consistent footfall. Its prominent frontage at the junction of Lisburn Road and Belgravia Avenue ensures both tenants enjoy excellent exposure in a bustling, high-traffic environment.

Both units, currently occupied by Madinah Grocery and Water Lily Thai Cuisine are well configured, independently accessed, and fitted to suit the needs of their established operators. With generous floorplates of approx. 659 sq ft and 707 sq ft respectively, the property provides flexible, practical space that aligns perfectly with the strong retail and food-service demand in the area.

The investment generates a combined passing rent of £28,000 per annum, secured against stable tenants trading in one of Belfast's most resilient suburban retail pitches.



Accommodation

Description	Sq Ft	Sq M	Passing Rent	Expiry Date
129 Ground Floor t/a Water Lily Thai Cuisine	659	61.2	£16,000	31 Jul 2030
131 Ground Floor t/a Madinah Grocery	707	65.7	£12,000	31 Dec 2035
Total	1,366	126.9	£28,000	

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.



Further information

GUIDE PRICE

The property investment is being offered for sale by private treaty. Guide price £260,000 exc. reflects a net initial yield of 10.48%.

EPC

C72. Full EPC certificate available on request.

VAT

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

RATES

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

Property Address	Net Annual Value	Estimated Rates 2025/26
129 Lisburn Road	£10,500	£6,579
131 Lisburn Road	£11,200	£7,081

CONTACT



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