

TO LET

# 90 Lisburn Road, Belfast, BT9 6AF

Prime Café Opportunity



savills

# Location

The subject property occupies a high-profile corner site fronting the Lisburn Road at its junction with Elmwood Avenue.

The Lisburn Road is one of the major arterial routes into the City Centre and benefits from a high volume of passing traffic.

The property is located only a 2-minute walk from the Queen's University Campus and the Students Union. Belfast City Hospital, Queens Medical Biology Centre and Methodist College are all located within the immediate vicinity.

Located just a 2-minute walk from the Queen's University Campus.



# Accommodation

Description	Sq Ft	Sq M
Ground Floor Area	2,145	199.3

The property benefits from an external paved area which offers potential for external seating.

Previous tenant fit out for illustrative purposes only.



# Further Information

## BUSINESS RATES

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

Net Annual Value:	£24,500
Estimated Rates Payable 2025/26:	£15,352

## LEASE DETAILS

**Term:** 5 years.  
**Rent:** £45,000 per annum exc.

*Please note all rental terms will be discussed with potential occupiers on application.*

## FLOOR PLANS

Floor plans are available on request.

## EPC

D78. Full EPC certificate available on request.

## CONTACT

For further information please contact:



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