



To Let Modern Café/Retail Unit
133 Ravenhill Road, Belfast BT6 8DR


McKIBBIN
COMMERCIAL
028 90 500 100

SUMMARY

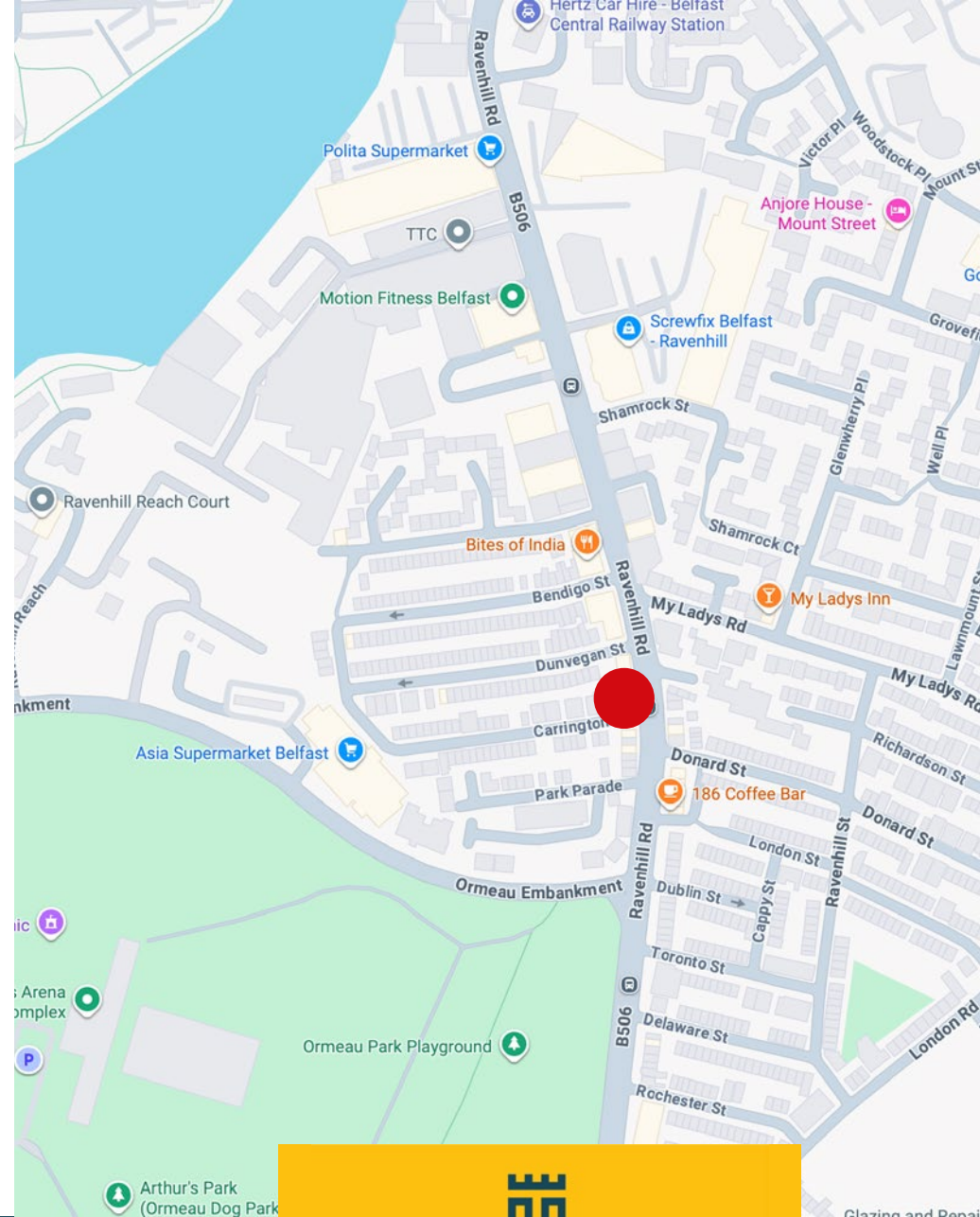
- High specification café/retail premises comprising a sales area and fitted kitchen/preparation area.
- Previously occupied as a café/takeaway and available for immediate occupation.
- Finished to a good standard throughout with tiled flooring, suspended ceilings and roller shutter security.
- Prominent position on Ravenhill Road, Belfast.

DESCRIPTION

- The subject property comprises a ground floor retail unit extending to approximately 387 sq ft (36 sq m).
- The accommodation provides a spacious open-plan sales and seating area together with a fitted food preparation/kitchen area to the rear.
- The unit is fitted to a good standard and benefits from tiled flooring, suspended ceilings, display counters, painted walls and a roller shutter security system.
- Previously occupied as a café/takeaway, the premises are well suited to food-related uses and are available for immediate occupation.

LOCATION

- Situated on the popular Ravenhill Road in South Belfast, approximately one mile from Belfast City Centre.
- Conveniently located close to a wide range of local amenities including shops, cafés, restaurants, supermarkets, leisure facilities and a selection of well-regarded schools.
- Excellent transport links nearby provide easy access to Belfast City Centre, the Albertbridge Road, East Bridge Street, the M3 motorway network, Ormeau Park, Cherryvale Playing Fields, Forestside Shopping Centre and the vibrant Ormeau Road area.



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ACCOMMODATION

Description	Sq M	Sq Ft
Sales Area	27.70	298
Kitchen	8.27	89
Total Area	35.97	387

LEASE DETAILS

Term: Negotiable, subject to a minimum of 3 years
Rent Reviews: Upwards Only every 3/5 years.
Rent: £8,000 per annum, exclusive
Repairs & Insurance: Tenant responsible for all repairs and reimbursement of the building insurance premium to the Landlord.

RATES INFORMATION

NAV: £3,000

Rate in the £ 2026/27: 0.650333333333

Rates payable 2026/27 = £1,951

(inclusive of Small Business Rates Relief)

Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

The Property may be liable for VAT

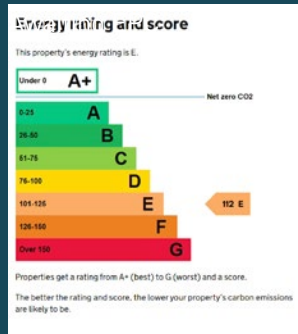


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EPC



CONTACT

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