

For Sale Trophy City Centre Investment

2-4 Chichester Street/22 Callender Street, Belfast BT1 4LA

Lambert Smith Hampton

McKIBBIN COMMERCIAL

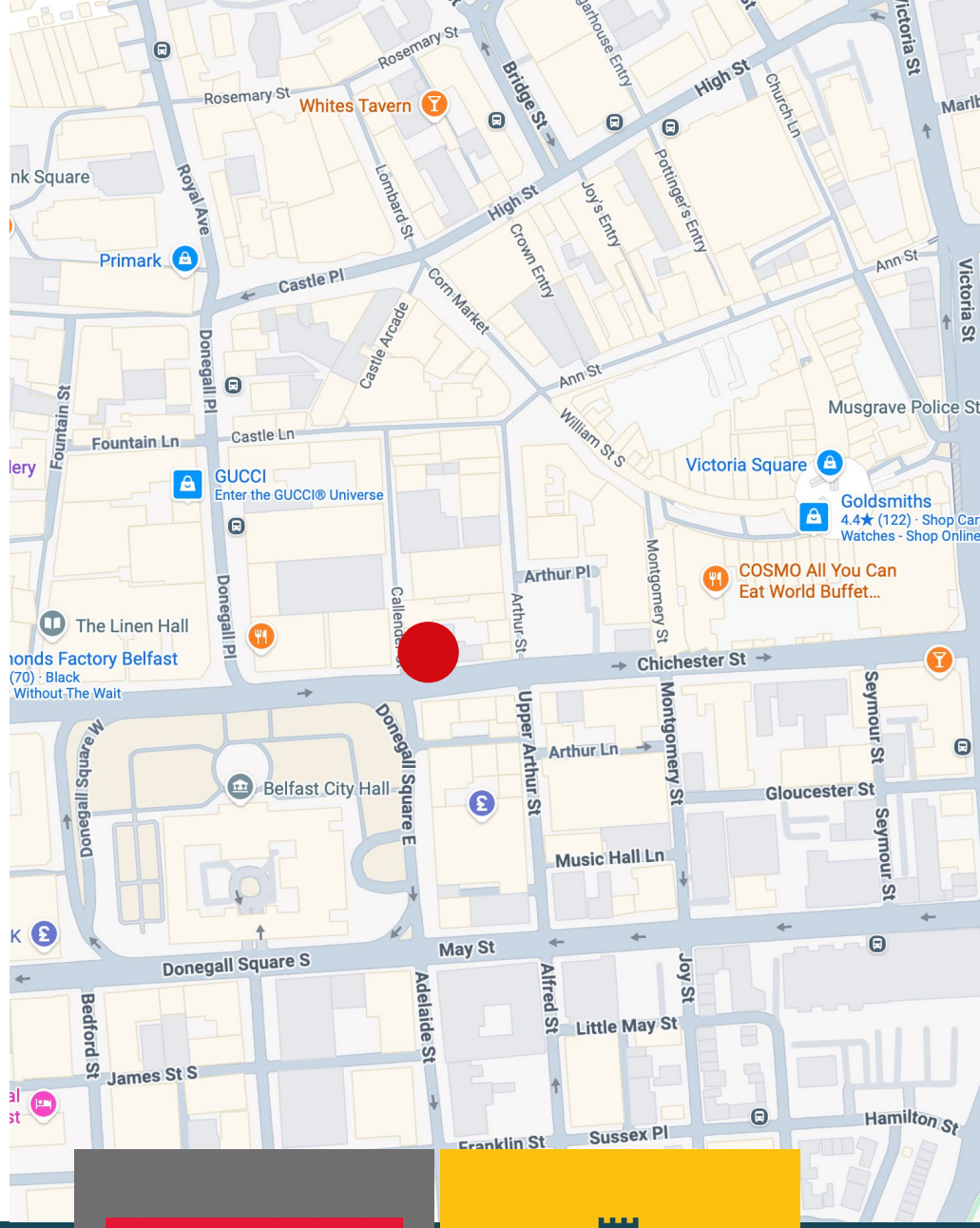
028 90 500 100

DESCRIPTION

- The property is an ornate, three-storey, Grade B2 listed end-terrace building of c.416.39 m² (4,482 ft²). It has a coffee shop on the ground floor and a self-contained office suite on the upper floors, entered from Callender Street.
- It is a late Victorian building, built around 1894 by the Belfast architect Samuel Stevenson, who also designed the Belfast Technical College on College Street East.
- The ground floor is c.1,924 ft². It is let to Nero Holdings Ltd t/a Caffe Nero for 10 years from 1st October 2022 at a current rent of £75,000 per annum. There is a rent review on 1st October 2027 and a tenant break option on 30th September 2029. Caffè Nero Trade Extremely well from this location.
- Caffè Nero have over 625 stores in the UK and have an Experian rating of 87 demonstrating a low risk tenant.
- The ground floor sales area has full-length display frontage onto both Chichester Street and Callender Street, and is fitted out in Caffe Nero's corporate style.
- The upper floor offices are c. 2,558 ft² over two floors and are offered with vacant possession.
- Once refurbished, the upper floors should command a premium office rent. They may also suit residential or other alternative uses, subject to the necessary planning and listed building consents.

LOCATION

- The property sits at the corner of Chichester Street and Callender Street, in the heart of Belfast City Centre.
- It is at the City Hall end of Chichester Street, c.100m from the front of Belfast City Hall
- Chichester Street is one of the city's main commercial streets and runs through Belfast's established legal and business district, close to the Laganside Courts and the Bar Library. Surrounding occupiers include many of the City's leading financial institutions and professional firms.
- Nearby retail occupiers include Marks & Spencer, JD Sports and Levi's. Tesco Express has also opened a new store in the adjoining unit.
- Public transport is very good, with bus stops on Chichester Street and Donegall Place a short walk away. Belfast Grand Central Station and Lanyon Place Station are both close by.



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Floor	Tenant	Trading As	Floor Area	Net Rent PA	Term	Lease Start	Lease End	Rent Review	Break
Ground	Nero Holdings Ltd	Café Nero	1,901 Sq Ft	£75,000	10	01/10/2022	30/09/2032	01/10/2027	30/09/2029
First	Vacant	Vacant	1,193 Sq Ft	£0					
Second	Vacant	Vacant	1,365 Sq Ft	£0					
			4,482 Sq Ft	**£75,000**					

TITLE

Long Leasehold, subject to a nominal ground rent.

RATES INFORMATION

We understand from Land & Property Services that the Net Annual Values are as follows:-

2-4 Chichester Street
Ground Floor = £45,600

22 Callender Street
First & Second Floors = £ 22,500

Rate in £ 2026/27 = 0.6502950877
Estimated rates payable 2026/27

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

PRICE

We are seeking offers in excess of £1,700,000, exclusive of VAT.

VAT

The premises may be registered for Value Added Tax.







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EPC

Awaiting EPC

CONTACT

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