

BOTANIC AVENUE

HOUSE

BELFAST

59-63 BOTANIC AVENUE,
BELFAST, BT71JL

SOUTH BELFAST'S FINEST BOUTIQUE HOTEL,
RESTAURANT, BAR AND VENUE

CBRE

CBRE NI

PART OF THE AFFILIATE NETWORK

Welcome

CBRE NI are delighted to have been instructed to manage the sale of the leasehold interest of **House Belfast**, a boutique hotel, restaurant, bar and venue in the heart of Queen's Quarter area in the south city centre of Belfast.





Investment Highlights



House Belfast, a boutique hotel, restaurant, bar and venue, is well known with superb food and beverage facilities with a strong name and reputation across Belfast.



Charming boutique hotel enjoying a high-profile location, 0.8km from Queen's University.



The hotel underwent a major refurbishment of the entire building in 2018, improving the accommodation, restaurant and bar facilities.



Belfast is a city undergoing great transformation and rapid expansion.



Long established business enjoying strong trading performance.



Property Overview

House Belfast

59-63 Botanic Avenue, Belfast,
Northern Ireland.

Category: Boutique Hotel, Restaurant,
Bar and Venue.

Main Hotel: 31 elegant bedrooms
and suites, restaurant, mezzanine bar,
whiskey bar and function room/venue.

Lease Details: Lease term - 20 years
from 1st of February 2016.

Rent: Current passing rent
£344,415 per annum.

Tenure: Opportunity to acquire
the leasehold interest, with fixtures
and fittings.

Rates: We have been advised by Land &
Property Services that the current rateable
value is £84,000. Therefore current rates
payable are £50,346.

Year of Most Recent

Major Refurbishment: 2018.

Fixture, Fittings & Equipment: An inventory
of fixtures, fittings and equipment included in
the sale are available on request.

TUPE: Under TUPE legislation the vendor's
obligations to the existing employees will
transfer to the purchaser on completion of
the sale.

HOUSE TRADING NAME: This would be
excluded from the sale.

Location

Belfast, the capital of Northern Ireland is the 12th largest city in the United Kingdom and the 2nd largest on the island of Ireland. The city is located approximately 165 km (103 miles) north of Dublin and 120 km (75 miles) south-east of Derry-Londonderry.

House Belfast, a boutique hotel, restaurant, bar and venue, is located in the heart of South Belfast. Situated in the centre of Botanic Avenue, it is within walking distance of the University Road and Lisburn Road. The Hotel and Restaurant is situated 0.8km from Belfast City Centre.

The surrounding vicinity provides an outstanding array of amenities for hotel guests including coffee shops, restaurants, gyms, and a wide variety of retailers. The location also benefits from excellent connectivity to the wider arterial road and motorway network with the A12 located 1.3 miles from the subject which leads to Belfast International Airport and Belfast City Airport.

House Belfast is located less than 0.8km from Queen's University. The Russell Group university, which ranks in the top 200 Universities in the world, caters to over 27,000 students.

99% of Queen's research environment is world leading and internationally excellent and they have been presented the Green Flag Award for the second consecutive year. Along with achieving Platinum status in the NI Environmental Benchmarking Survey for the third consecutive year running, maintaining their commitment towards a more sustainable environment.



Places of interest	Kilometres	Time By Taxi /Car
Queen's University	0.8 Km	1 minute
Cathedral Quarter	3.4 Km	10 minutes
Titanic Quarter	7.2 Km	15 minutes
Game of Thrones Studios	41.2 Km	35 minutes
Mourne Mountains	67.8 Km	1 Hr 5 minutes
The Giant's Causeway	101 Km	1 Hr 30 minutes
Ulster American Folk Park	117 Km	1 Hr 30 minutes

Transportation links	Kilometres	Time By Taxi /Car
Belfast City Airport	8.1 km	13 minutes
Belfast International Airport	33.8 Km	33 minutes
Dublin Airport	157.7 Km	1 Hr 45 minutes
Lanyon Place Train Station	2.1 Km	6 minutes
Grand Central Station	3.7 Km	10 minutes
Dublin Airport	166 Km	1 Hr 30 minutes



Connectivity

By Road



Belfast has an excellent communications network. The M2 motorway provides access to the north towards Antrim and Derry/Londonderry and the M1 motorway provides access to the south and west of the province towards Lisburn and Dublin which is a 90-minute drive.

By Bus



Grand Central Station offers a variety of routes connecting Belfast with the wider regions of Northern Ireland. The Belfast to Dublin bus route has a journey time of 2 hours 30 minutes. A state of the art Grand Central Station will form part of the new multi-million pound Weavers Cross development.

By Train



The city benefits from four railway stations and the Belfast to Dublin train route has a journey time of approximately 1 hour 50 minutes.

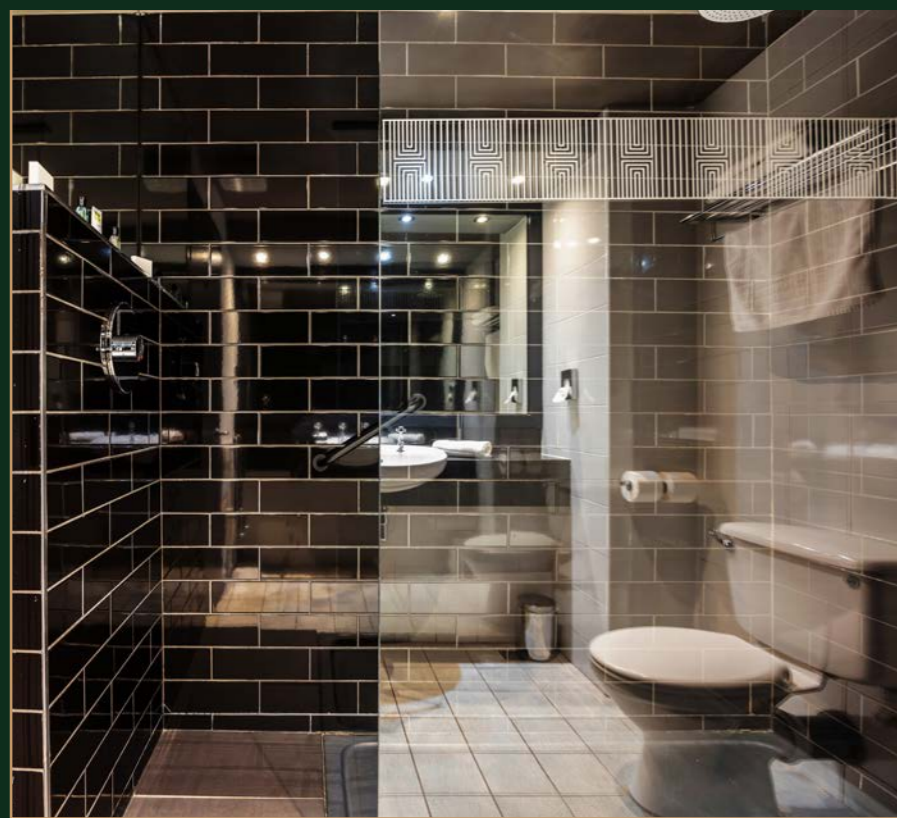
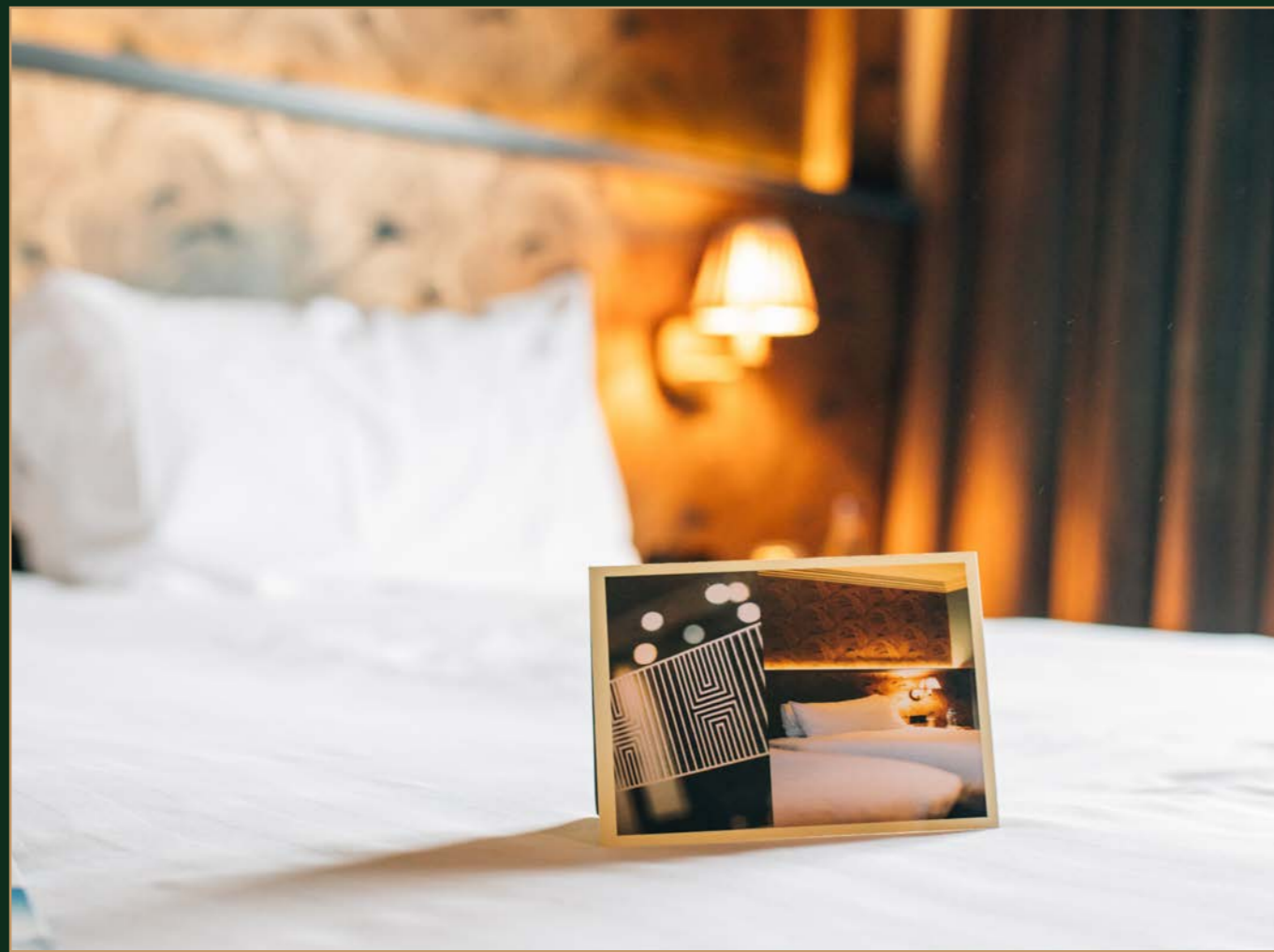
Airport Link



The two airports, George Best Belfast City and Belfast International, provide access to all major UK and international locations including US and mainland Europe.

Bedrooms

House Belfast, a boutique hotel, restaurant, bar and venue has currently 31 bedrooms and suites ranging in sizes from 20 sq.m to 30 sq.m. 7 bedrooms are located on first floor, with 12 on each of second and third floors.



Food & Beverages

The restaurant can accommodate up to 120 covers and is open for lunch and dinner daily.

The hotel benefits from the House Restaurant & Bar located on the ground floor, which offers an exceptional dining experience with a Cherry Blossom tree acting as a main feature.

The restaurant accommodates 120 covers internally with an external terrace providing additional outdoor seating.

The ground floor also includes The Whiskey Bar a coffee bar, with a full kitchen and wash up area to the rear.

The first floor mezzanine space provides an additional bar/lounge area which is often used for private functions and corporate events, with a separate private dining room which can be utilised for meeting space.

The basement is home to Onyx nightclub which benefits from a bar and seating areas and is often utilised for events.



Belfast Hotel Market & STR Performance

Belfast's hotel market has experienced a significant resurgence since 2021, driven by a sustained recovery in the travel and tourism sectors, as illustrated in the graph opposite. With strong Average Daily Rate (ADR) growth, the Belfast hotel market recorded a record-breaking RevPAR level in 2024, exceeding 2023 levels by approximately 5.4%.

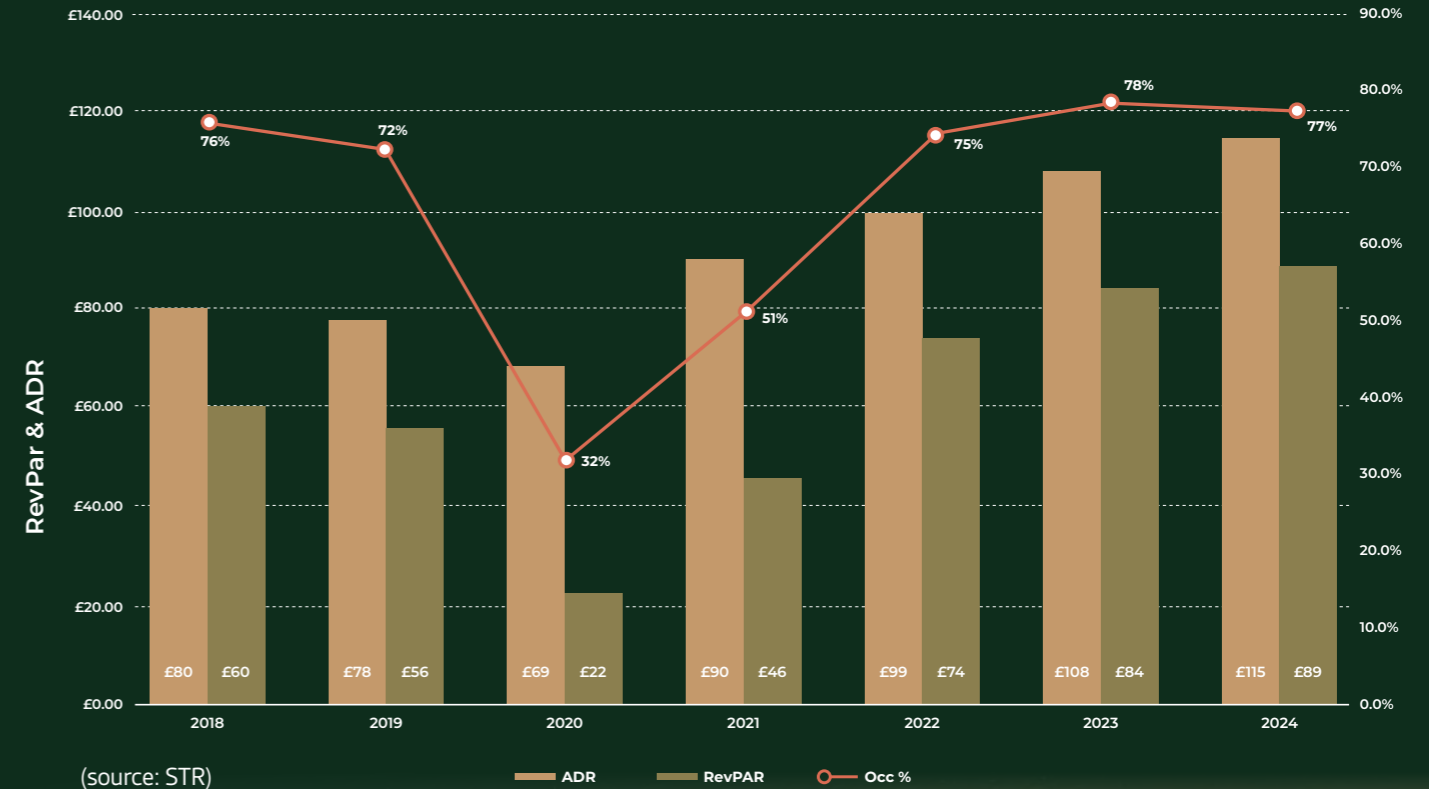
The local hotel real estate market has been highly active in recent years, with several key transactions and new openings, as well as announcements of proposed new hotels and brands:

- Andras House have acquired five hotels since 2022, including the Travelodge Belfast in January 2025 and the ETAP Hotel in March 2024.
- Galgorm Collection expanded their hotel portfolio with the purchase of Roe Park Resort in Limavady in November 2024.
- Irish hospitality group, MHL Hotel Collection, acquired the former Park Inn in April 2024. After extensive refurbishment, it is set to reopen as a Moxy with 179 bedrooms in June 2025.
- The 20-bedroom Foundry Hotel opened in Belfast's Cathedral Quarter in July 2024.
- Acquired by Cliste Hospitality in December 2023, the Voco Hotel (former Radisson Blu) in Belfast completed a £3.6m refurbishment in July 2024.
- room2, Belfast's first aparthotel and one of the greenest aparthotels in Europe, opened in October 2023.
- The Bedford Hotel on Donegall Square is scheduled to open in autumn 2025.

- The dual-branded Aloft and Residence Inn at the Titanic Quarter, being developed by JMK Group, is scheduled to open in Q4 2025.
- Several new hotel brands are set to open in Belfast in the coming years, including Adagio, Staybridge Suites, Yotel, Staycity, Sonder and DoubleTree by Hilton.
- The 2025 Open Championship at Royal Portrush Golf Club is expected to significantly boost Northern Ireland's tourism, with three hotels scheduled to open on the North Coast in advance of the tournament:
- Dunluce Lodge opening in March 2025
- Adelphi Hotel reopening under the Marine & Lawn brand in April 2025
- Marcus Hotel Portrush Tapestry Collection by Hilton opening in June 2025

All of the above activity demonstrates the confidence in the Northern Ireland Hotel sector.

Belfast City Hotel Performance



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Proposal

CBRE NI are inviting offers in the region of **£500,000, exclusive of VAT**, to acquire the leasehold interest with fixtures and fittings for House Belfast, 59-63 Botanic Avenue

Tenure - Leasehold

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