

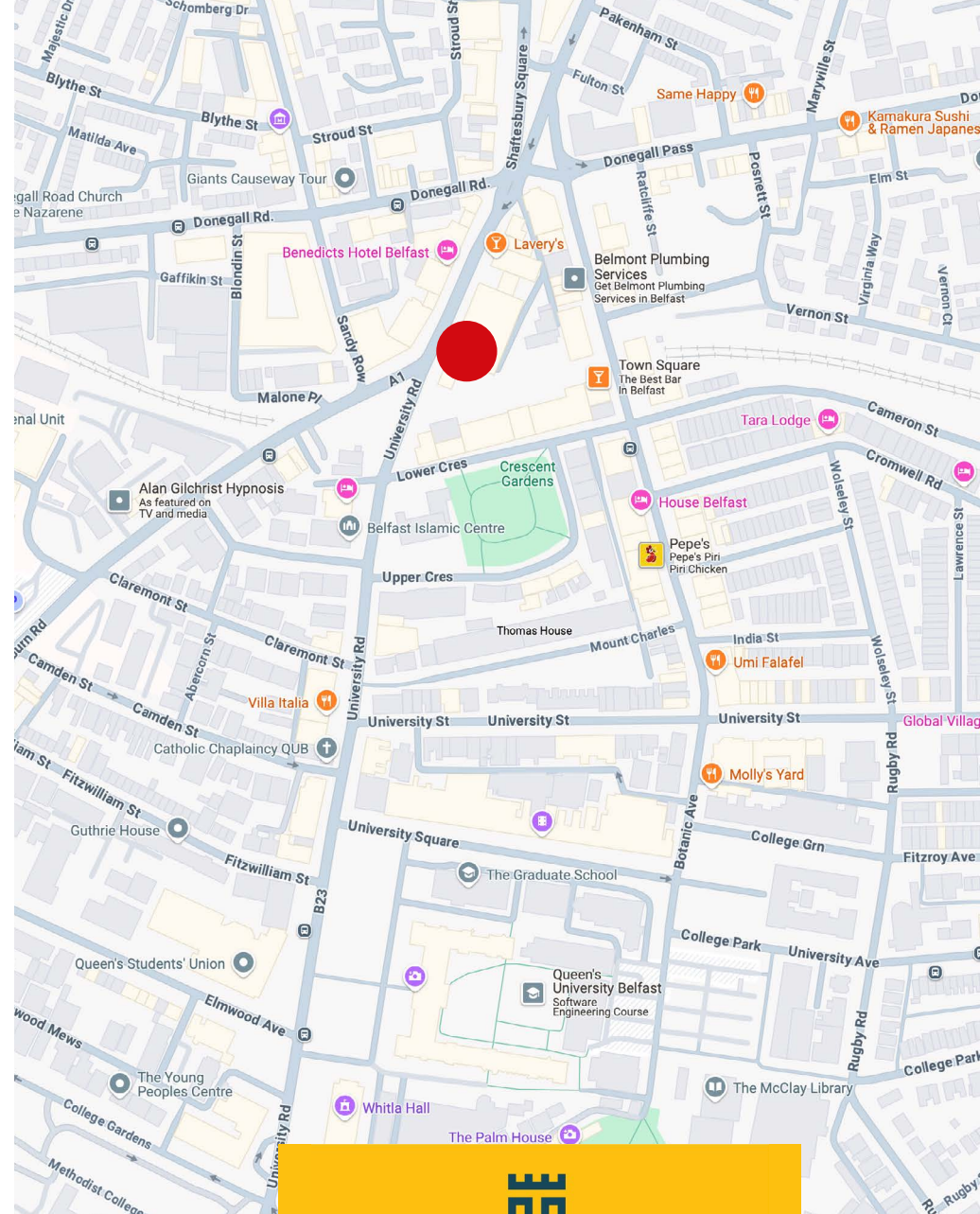


For Sale Restaurant Premises
48 Bradbury Place, Belfast BT7 1RU


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SITUATION/DESCRIPTION

- The subject property is currently fitted out as a two-storey hot food unit, making it ideally suited for a range of food and beverage operators seeking a prominent location in a high-footfall area. The layout offers flexibility for both takeaway and dine-in use, with potential to further enhance the internal configuration to suit specific operational needs.
- Its proximity to Queen's University, Belfast City Hospital, and the busy Lisburn Road ensures a consistent and diverse customer base including students, healthcare workers, and commuters. This presents a strong opportunity for an occupier or investor to benefit from sustained demand in one of Belfast's most vibrant commercial and residential catchments.
- Belfast is the capital City of Northern Ireland and the main administrative, commercial and judicial centre for the Province. As the second largest City in Ireland by population and 60% of the Northern Ireland population lives within a 40 minute drive time of the City (approximately 1 million people out of a total population of 1.81 million according to the 2011 Census).
- Belfast has good communication links with the west and south of the Province via the M1 Motorway network and with the north and east of the Province via the M2 Motorway. The City has a rail network, 2 airports, sea ports along with city and provincial bus services.



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ACCOMMODATION

Description	Sq M	Sq Ft
Ground Floor	40.69	438
First Floor	39.94	430
Total Area	89.93	968

SALE DETAILS

Title: Assumed Freehold or Long Leasehold, subject to a nominal ground rent.

Price: We are seeking offers in excess of £250,000 exclusive of VAT.

RATES

We are advised by Land & Property Services that the NAV's are as follows:

NAV: £7,550.00

Rate in £ 2025/26 = 0.626592053

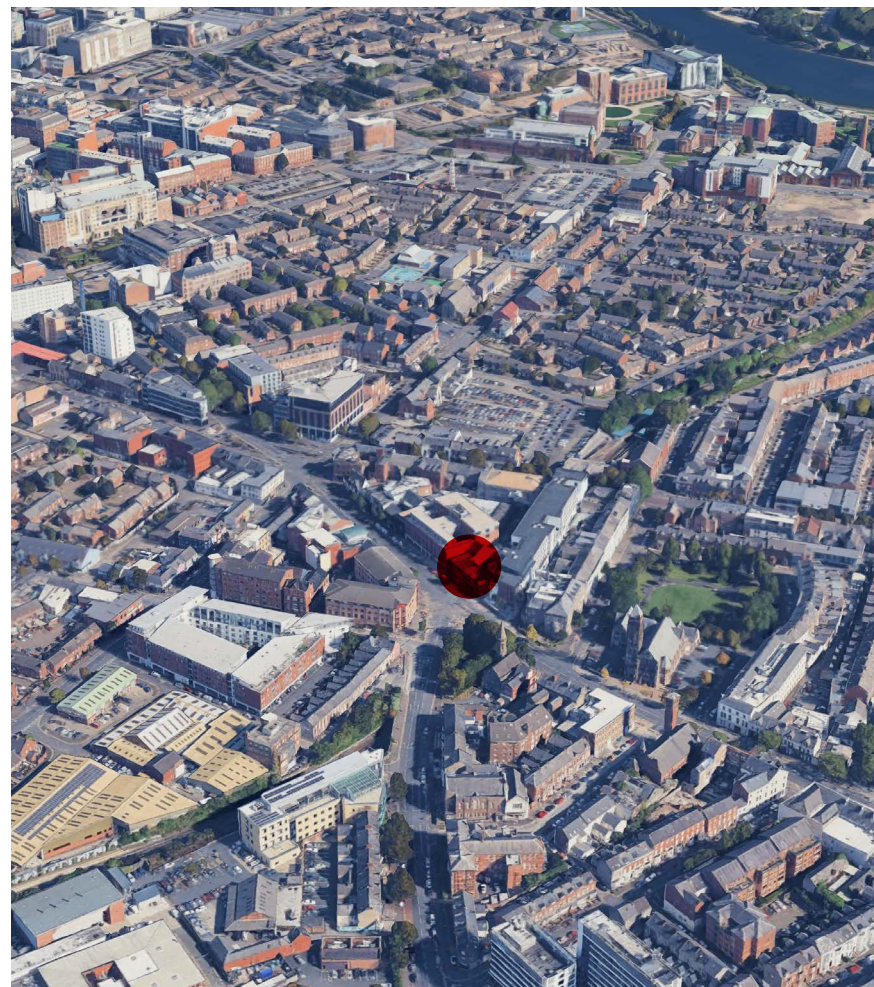
Therefore Rates Payable 2025/26 = £4,730.77

VAT

The premises are not registered for Value Added Tax.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 – <http://www.legislation.gov.uk/ukxi/2017/692/made> Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McKIBBIN COMMERCIAL PROPERTY CONSULTANTS. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.



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EPC

Awaiting EPC

CONTACT

For further information or to arrange a viewing contact:

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Customer Due Diligence - As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukSI/2017/692/> made Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McKIBBIN COMMERCIAL PROPERTY CONSULTANTS. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.



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