



To Let (By Way of Assignment)
Restaurant / Takeaway

Ground Floor, 133 Stranmillis Road, Belfast BT9 5AJ



McKIBBIN
COMMERCIAL

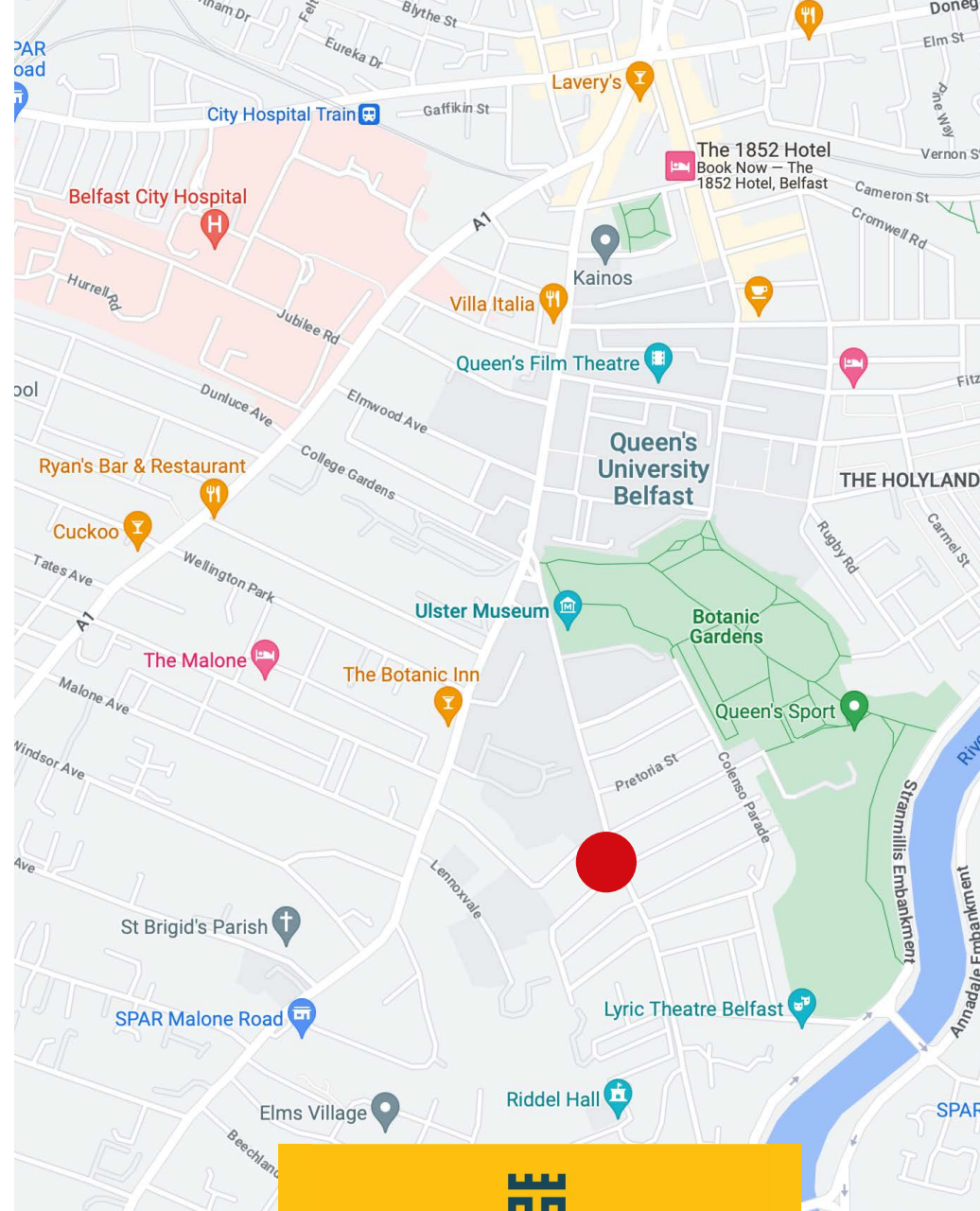
028 90 500 100

SUMMARY

- Fantastic hot food unit to let by way of assignment.
- Prominent frontage onto Stranmillis Road.
- Surrounded by a large catchment of housing.

LOCATION & DESCRIPTION

- Prime takeaway opportunity available immediately
- The subject occupies a high profile location in the heart of Stranmillis in South Belfast, approximately 1 mile from Belfast City Centre.
- The area benefits from a high level of footfall and passing trade due to its location close to a number of Queen's University facilities, Stranmillis College, The Lyric Theatre and Botanic Gardens.
- Stranmillis is considered a popular location for takeaway / restaurant uses with other occupiers in the area including The Jeggy Nettle Pub, The Sphinx, Centra, Bob & Berts and Nugelato.
- Superb commercial premises occupying a prime corner location in the centre of the much sought after Stranmillis Village.
- Has the benefit of planning permission for a restaurant with hot food takeaway.
- Fitted to a reasonable standard



To Let (By Way of Assignment) Restaurant / Takeaway

Ground Floor, 133 Stranmillis Road, Belfast BT9 5AJ


McKIBBIN
COMMERCIAL
028 90 500 100

ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Sales Area	43.39	467
	Kitchen	15.79	170
	WC		
Net Internal Area		59.18	637

PREMIUM

£55,000, exclusive, for the fixtures and fittings.

LEASE DETAILS

Term: 5 years from 1st September 2023
Rent: £19,500 per annum, exclusive.
Deposit: 3 months rent to be held as security
Repairs & Insurance: Tenant responsible for all repairs and reimbursement of the building insurance premium to the Landlord.

RATES

We understand that the property has been assessed for rating purposes, as follows:-

NAV: £13,000

Rate in £ 2025/26 = 0.626592

Therefore Rates Payable 2025/26 = £6,516.56

(Includes Small Business Rates Relief at 20%)

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

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

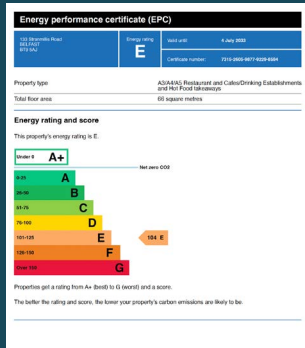


To Let (By Way of Assignment) Restaurant / Takeaway

Ground Floor, 133 Stranmillis Road, Belfast BT9 5AJ


McKIBBIN
COMMERCIAL
028 90 500 100

EPC



CONTACT

For further information or to arrange a viewing contact:

Scott Lawther

sl@mckibbin.co.uk

Ben Escott

be@mckibbin.co.uk

McKibbin Commercial Property Consultants

Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

02890 500 100

property@mckibbin.co.uk

www.mckibbin.co.uk



Follow us for up-to-date news and information!

Disclaimer - McKIBBIN COMMERCIAL PROPERTY CONSULTANTS (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) McKIBBIN COMMERCIAL PROPERTY CONSULTANTS cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) McKIBBIN COMMERCIAL PROPERTY CONSULTANTS will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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.

