



To Let (By Way of Assignment)
Restaurant / Takeaway

Ground Floor, 133 Stranmillis Road, Belfast BT9 5AJ



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COMMERCIAL

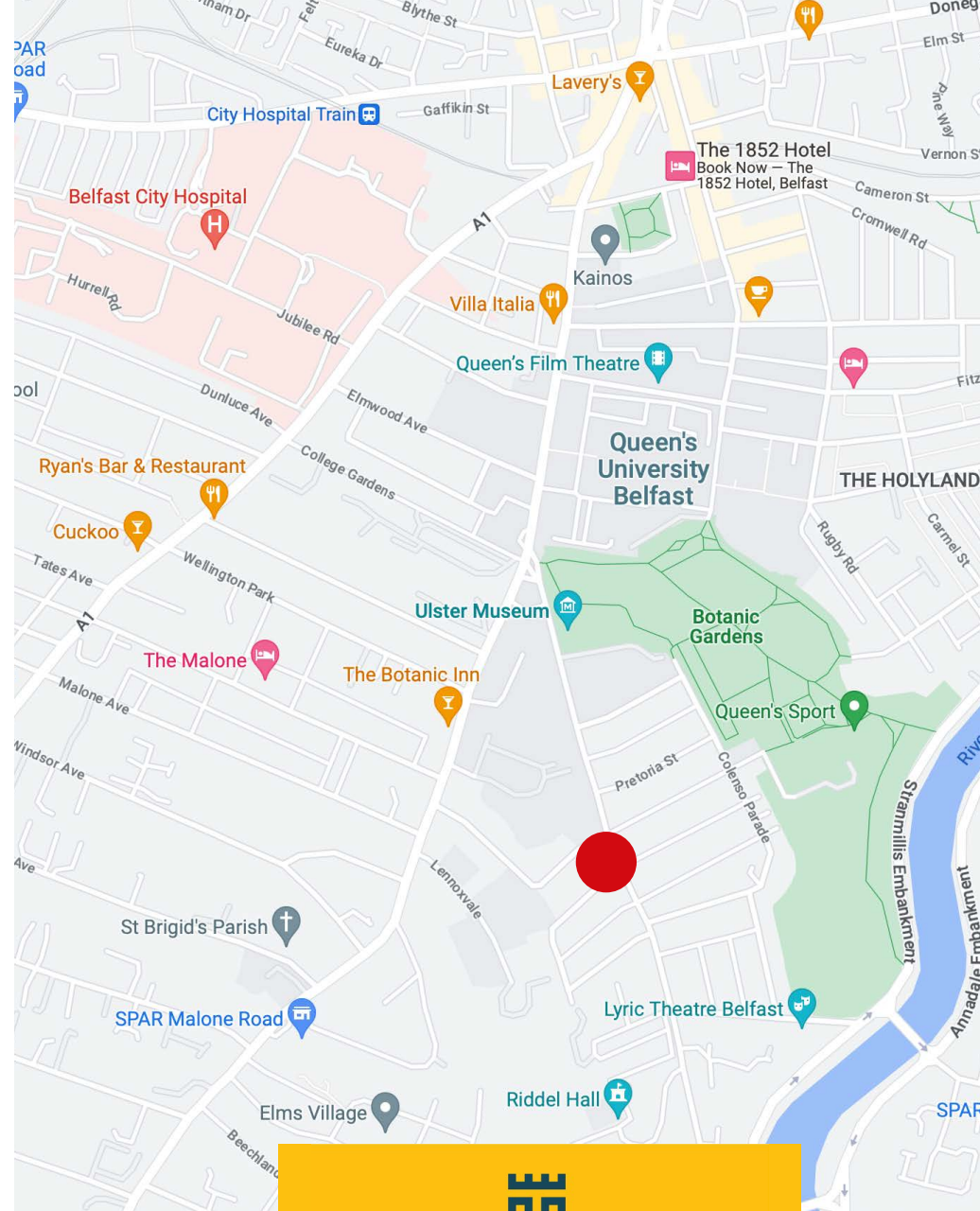
028 90 500 100

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



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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.

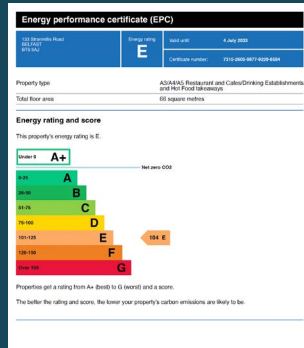


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EPC



CONTACT

For further information or to arrange a viewing contact:

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