



To Let Restaurant Premises

Ground Floor, 43 Malone Road, Belfast BT9 6RX



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

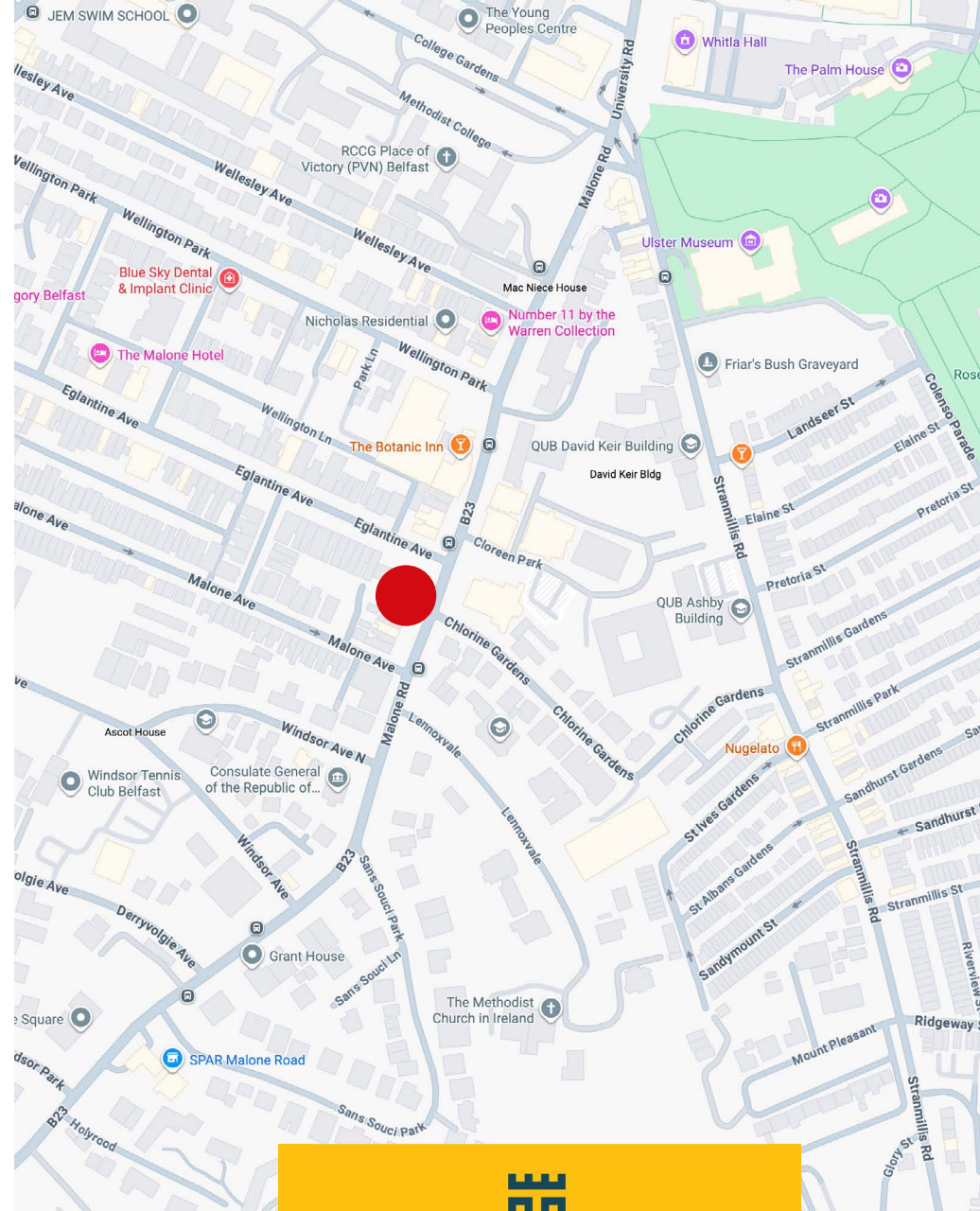
- Attractive ground floor restaurant premises of approximately 133 sq m (1,429 sq ft).
- High profile location on Malone Road, adjacent to The Harrison Chambers of DistinctionBoutique Hotel.
- Close to Queen's University and surrounded by a mix of professional offices, hospitality venues and premium residential properties.

DESCRIPTION

- The subject comprises an attractive ground floor restaurant unit, approximately 133 sq m (1,429 sq ft), comprising open plan seating area with kitchen and storage accommodation to the rear with customer WC's.
- The restaurant is located within a Grade B2 Listed Building adjacent to The Harrison Chambers of Distinction Boutique Hotel which, provides opportunities for collaboration between the two venues.
- Access is directly from Malone Road with the patio area to the front providing opportunity for outside seating, with further external space to the rear of the unit.
- The venue is finished to include wooden sheeted floor, plastered and painted walls, attractive high ceilings with corning and ornate detailing, sliding sash feature bay window to the front, while the kitchen is ready for the installation of the incoming tenant's equipment.
- The high profile location and adaptable space will appeal to a wide range of operators.

LOCATION

- The restaurant occupies a high profile location on the ground floor of 43 Malone Road, opposite the junction with Chlorine Gardens in the Queen's University area of Belfast and the ever popular, BT9 area.
- The property is approximately 0.5 miles south of Queen's University, Belfast and 1.5 miles south of Belfast City Centre in an area popular for restaurants.



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ACCOMMODATION

Ground Floor	Sq M	Sq Ft
Lobby	3.23	35
Seating Area	78.67	846
Kitchen	22.75	244
Preparation Area	12.00	129
Store/Staff Areas	16.27	175
Total Area	132.92	1,429

External: Patio seating area to front. Service yard to rear.

LEASE DETAILS

Term: Negotiable.

Rent: £18,000 per annum.

Repairs & Insurance: Tenant responsible for internal repairs and reimbursement of a fair proportion of the buildings insurance premium to the Landlord.

Service Charge: Levied to cover a fair proportion of the cost of external maintenance and repairs, together with any reasonable outgoings of the Landlord.

RATES INFORMATION

NAV: £12,700

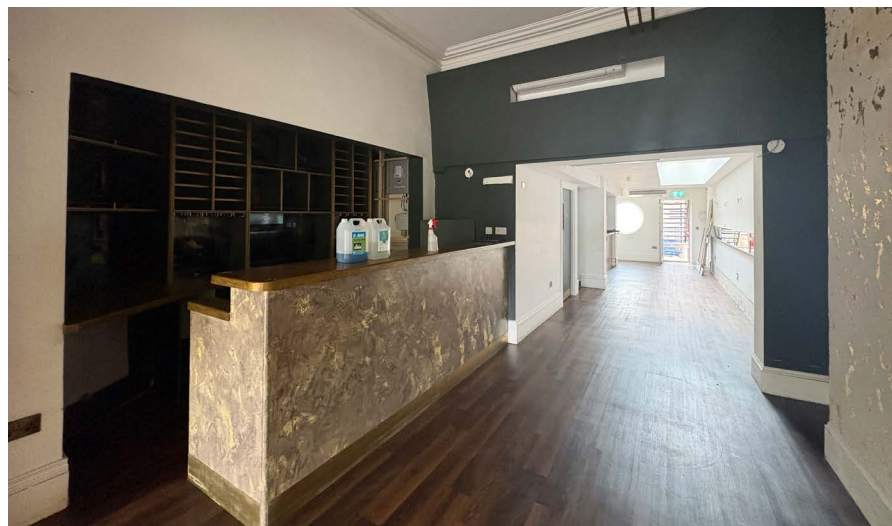
Rate in £ 2025/26 = 0.626592

Therefore Rates Payable 2025/26 = £7,957.72

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.

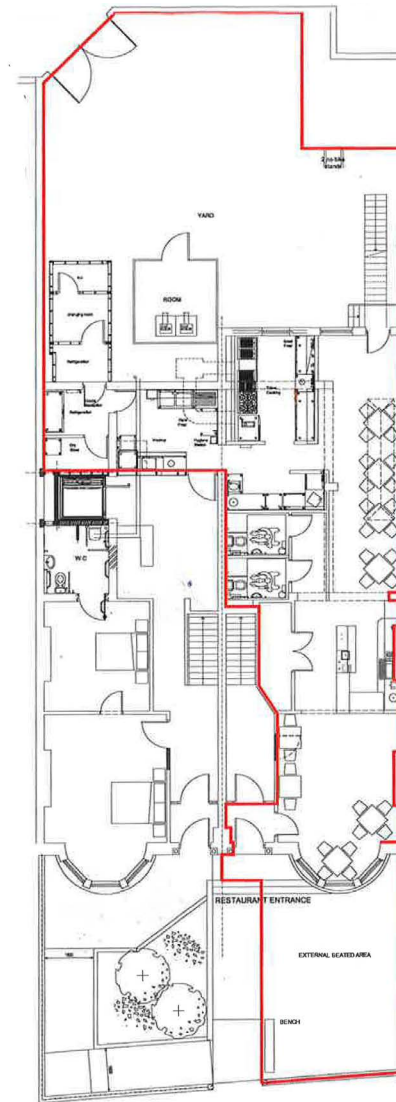


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GROUND FLOOR PLAN

Not To Scale. For indicative purposes only.



Malone Road

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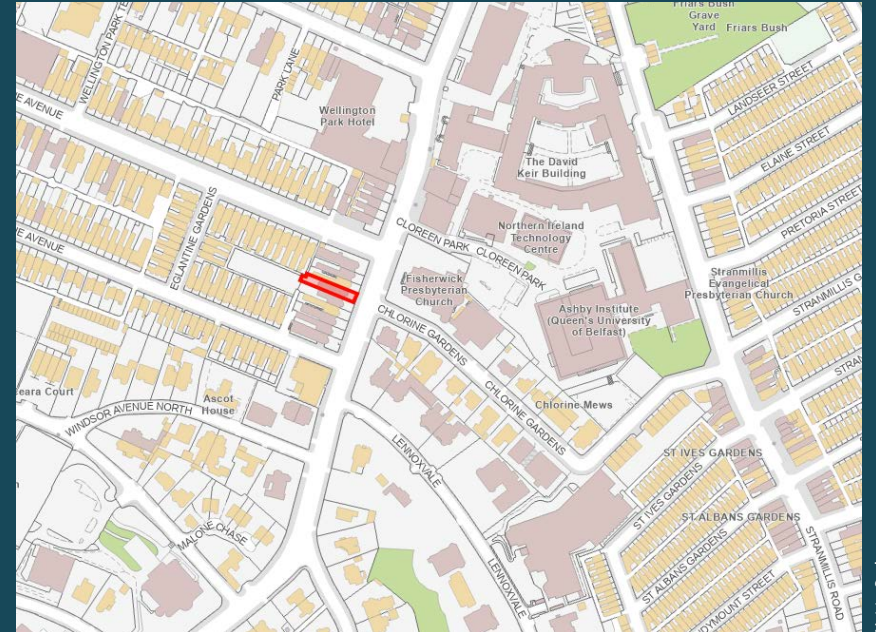
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Awaiting EPC



For further information or to arrange a viewing contact:

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