



**To Let (By Way Of Assignment)**  
**Café/Retail Unit**  
66-68 Botanic Avenue, Belfast BT7 1JR

  
**McKIBBIN**  
COMMERCIAL  
**028 90 500 100**



## SUMMARY

- High specification café of c. 88 sq m (950 sq ft).
- The subject unit most recently traded as Gong Cha Bubble Tea and is available To Let by way of assignment.
- Prime location on Botanic Avenue, in the Queen's University area of South Belfast.

## DESCRIPTION

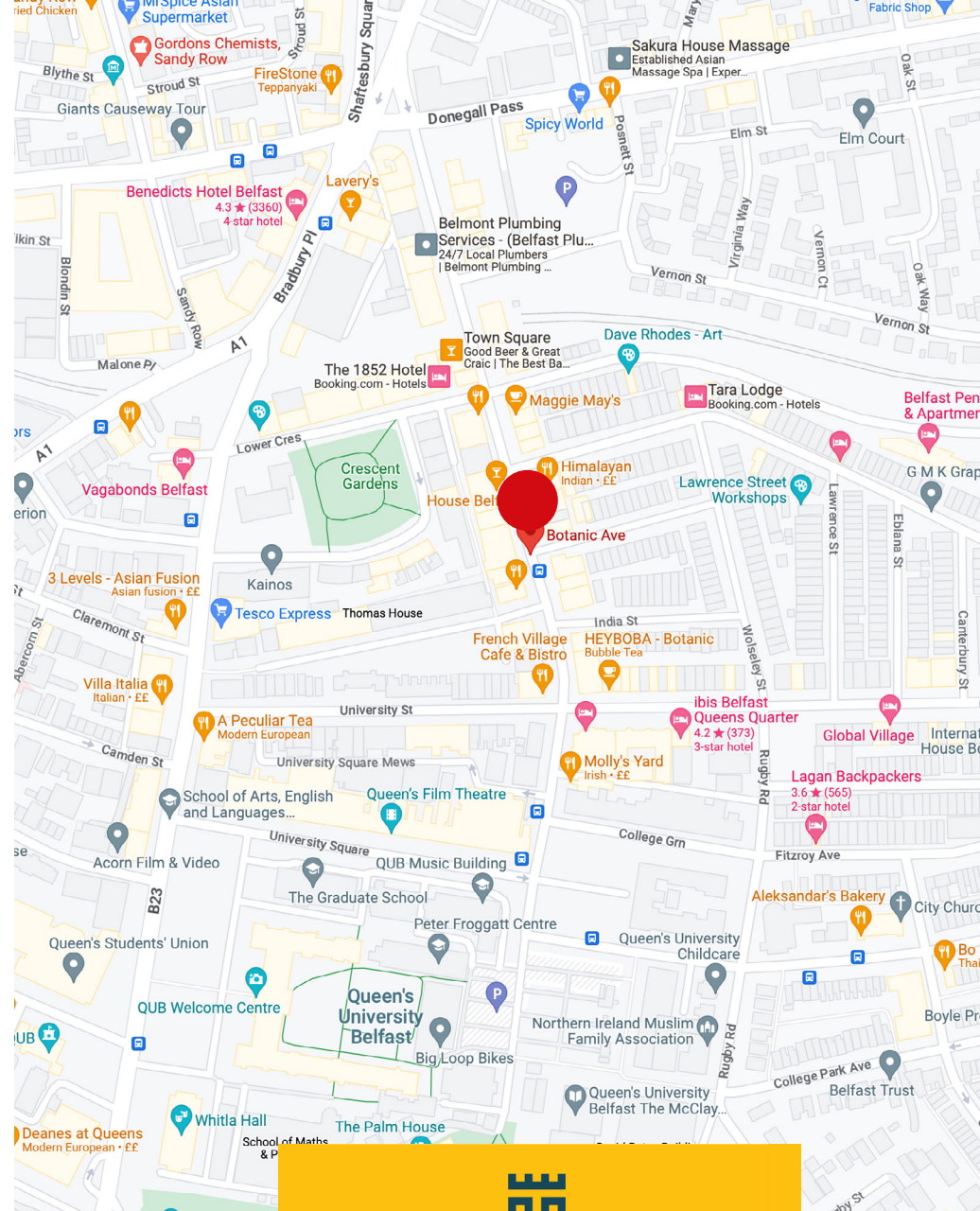
- The subject was substantially refurbished in late 2024 to provide a high specification café, which is ready for immediate trading.
- The unit would be suitable for a wide variety of coffee shop uses, providing adaptable open plan accommodation together with customer WC and store to the rear.

## SPECIFICATION

- New aluminium framed shop front with double glazing and double door entrance doors.
- Tiled floor with non-slip floor covering to servery.
- Tiled and plastered and painted walls
- Plastered and painted ceiling with LED spotlighting.
- Ceiling mounted dual heating and air con units.
- Fire and intruder alarms.

## LOCATION

- The subject property occupies a prime location on Botanic Avenue, a thriving and bustling area, approximately 0.5 miles south of Belfast City Centre and in close proximity to Queen's University, Belfast City Hospital and Botanic Railway Station.
- Botanic Avenue is a busy commercial thoroughfare during the day and in the evenings and is particularly popular with students and young professionals.
- Other occupiers in close proximity include Subway, Russell's Convenience Store, Juice Jar, Greggs, Caffè Nero and Boojum, together with a range of local F&B occupiers.



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## ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Frontage	6.09	19.7
	Sales Area	85.80	923
	Store	2.43	27
	WC		
TOTAL		88.23	950

## LEASE DETAILS

The unit is available to let by assignment, subject to Landlord's approval of the incoming tenant.

Term: 12 years from 8th October 2024

Rent: £40,000 per annum

Rent Review: Upwards only on 7th October 2029.

Break Option: 7th October 2029

Repairs & Insurance: Tenant responsible for internal repairs, subject to schedule of condition and reimbursement of a fair proportion of the Building Insurance premium.

Service Charge: Levid to cover a fair proportion of external repairs and maintenance and cleaning of common parts.

## RATES

We are advised by Land & Property Services that the current Net Annual Value of the premises is £30,300.

Rate in £ 2025/2026 = 0.626592

Therefore, Rates Payable 2025/26 = £18,985.73

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

## VAT

The property is registered for VAT and will be payable on rent and other outgoings.



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# Energy performance certificate (EPC)

Building name 123 Main Street London W1A 0AA	<b>C</b>	Issue date 6 September 2023	
		Certificate number EN05-RTN-0123456789	

**Property type**      Address: 123 Main Street and Colchester Conservation Area and East Forest Reserve

**Total floor area**      83 square metres

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## Energy rating and score

This property's energy rating is C.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Properties get a rating from A+ (best) to G (worst) and a score.

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### How this property compares to others

Properties similar to this one could have ratings:

- A really low!

Very good

20%

Good

Below average

30%

Average

Below average

30%

Average

Below average

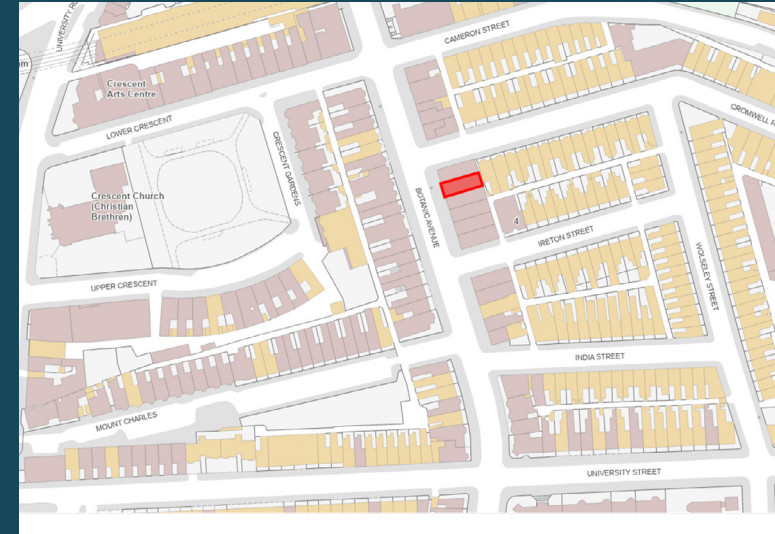
30%

Average

Below average

30%

Average



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