

BENVENUTO

ABH
FACE RECO



WELKOM



VELKOMMEN



BIENVENIDO

Gong cha

YOUR NEW
CHICKEN SANDWICH
BAKED NOT FRIED



HAPPY
HOUR

MONDAY-FRIDAY
3:30 PM - 4:30 PM

Any medium drink for just £3

Gong cha Bataafs Are

Any medium drink for just £3

BUBBLE TEA MILK

FRUIT TEA

Opening Hours
10:30am - 9pm
WE ARE CASHLESS

OPEN

HAPPY
HOUR

MONDAY-FRIDAY
3:30 PM - 4:30 PM

Any medium drink for just £3

Gong cha Bataafs Are

Any medium drink for just £3

SCN

RUSSEL

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

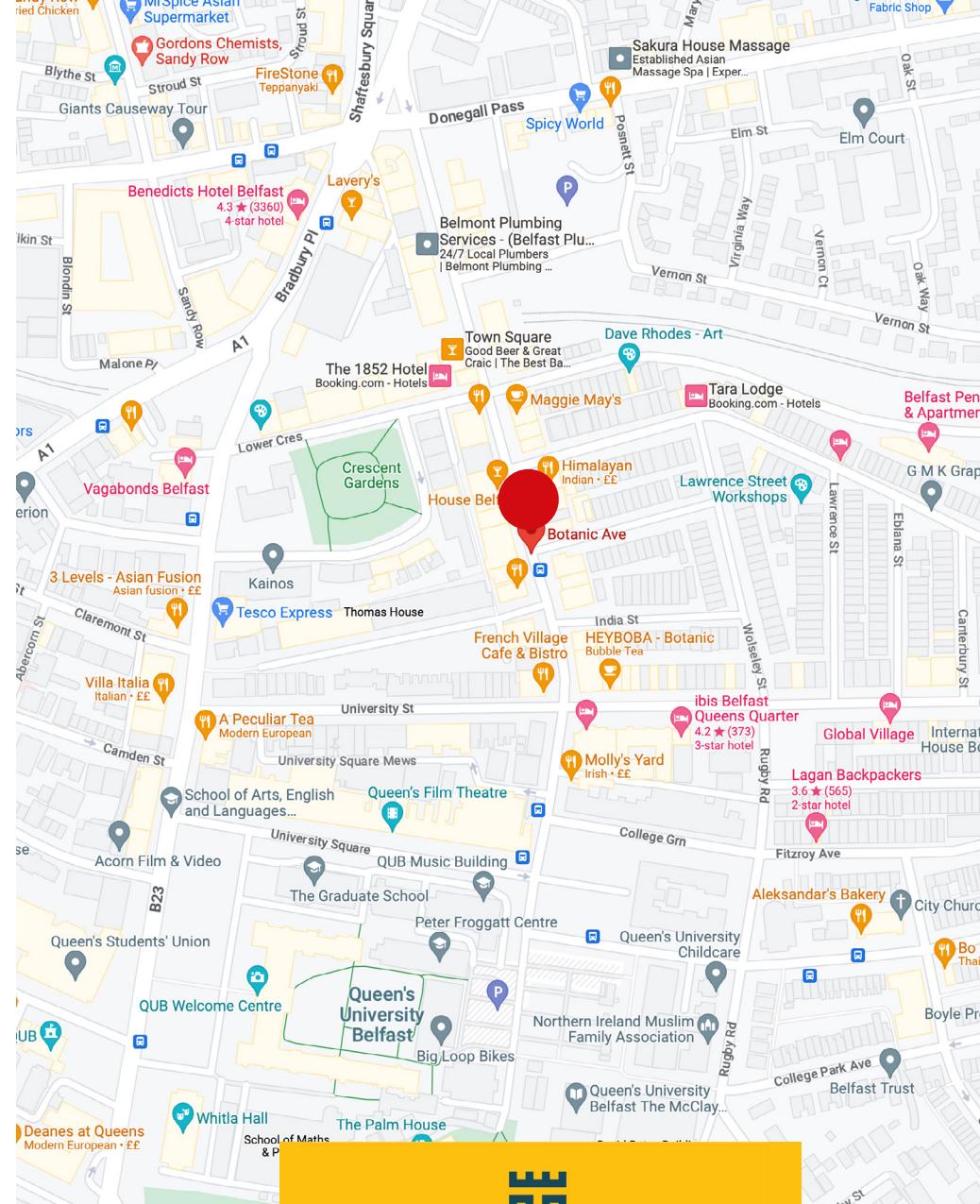
- The subject was substantially refurbished in late 2024 to provide a high specification café, which is ready for immediate trading.
- The unit would be suitable for a wide variety of coffee shop uses, providing adaptable open plan accommodation together with customer WC and store to the rear.

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, Caffe 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.

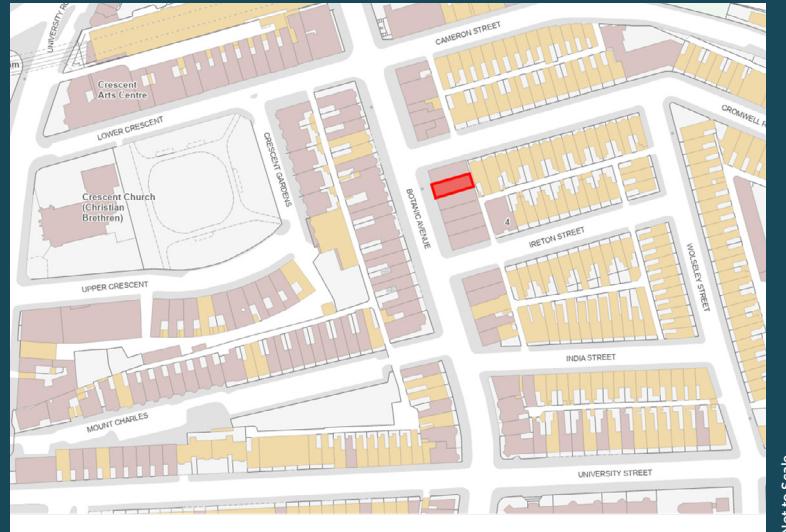
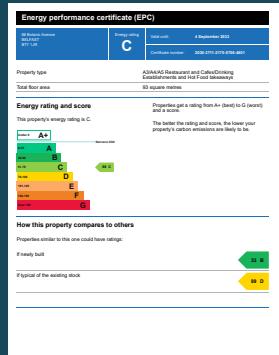


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EPC



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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