



**HUGHES**

COMMERCIAL

PROPERTY CONSULTANTS

**FOR SALE**

Long Established Restaurant

"L'Etoile du Nord"

407 Ormeau Road, Belfast.



## LOCATION

The Ormeau Road is a popular suburban neighbourhood in the south east of Belfast. With an eclectic mix of speciality retailing, coffee shops, restaurants and bars, the area has thrived in recent years.

The area is also a popular residential location with both families and young professionals/students as the area has a number of well regarded schools and is only a short commute to the city centre.

In addition, there are a number of other amenities , such as Ormeau Park, Lagan Tow Path and Botanic Gardens, all within a short walk and very popular within the local community.

## DESCRIPTION

L'Etoile, which has been trading on the Ormeau Road for 23 years, is a household name within the restaurant sector in Belfast.

The three storey building offers seating on the ground and first floor with a total 52 covers. The kitchen, prep area and dry store are also at ground level. There are two additional stores on the second floor.

The restaurant is not licensed and therefore guests can enjoy the flexibility of bringing their own beverages.



407 Ormeau Road, Belfast.

## ACCOMMODATION

### Ground Floor

Restaurant	34.39 sq.m (370 sq.ft.)
Kitchen area	7.85 sq.m (85 sq.ft)
Prep Area	5.12 sq.m (55 sq.ft)
Dry Store	1.78 sq.m ( 19 sq.ft)

### First Floor

(Male and Female w.c's)

Restaurant	25.62 sq.m (275 sq.ft)
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### 2/F

Store 1	6.21 sq.m (67 sq.ft)
Store 2	14.84 sq.m (160 sq.ft)





## LEASE DETAILS

Term	The premises are held for a term of 5 years form the 17th April 2017.
Rent	£11,000 pa
Rent review	There is a review at the third anniversary ie 17th April 2020.
Repairs	Full repairing and insuring lease.
VAT	All prices, outgoings and rentals are exclusive of, but may be liable to VAT.
NAV	£9850 ( Rate in £ for 2019/2020 is 0.614). There may be a deduction on the figure payable under the Small Business Rates Relief Scheme.
EPC	Awaiting certificate.
PREMIUM	Offers invited for the leasehold interest, goodwill, fixtures and fittings. An inventory of fixtures and fittings is available upon request.







ORMEAU PARK

L'ETOILE



## Contact

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