



Instinctive
Excellence
in Property.

To Let

Prominent Commercial Unit
c. 716 sq ft (66.6 sq m)

48 Upper Arthur Street
Belfast
BT1 4GJ

COMMERCIAL

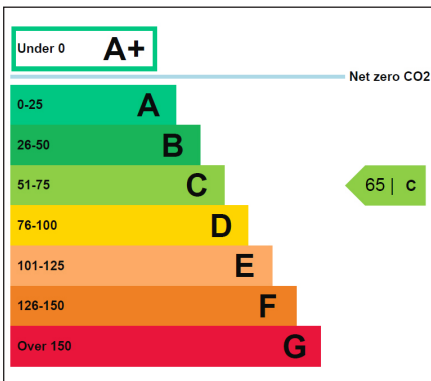


COMMERCIAL

Location Map



EPC



Location

Belfast is the capital and largest city in Northern Ireland with a resident population of approximately 585,000 persons (BMA). In addition to this approximately 750,000 people live within a 30-minute drive time of Belfast city centre.

The property is located on Upper Arthur Street, which links the prominent Chichester Street and May Street. The area benefits from a high level of passing footfall and vehicular traffic, due to its proximity to Belfast’s Central Business District and prime retail shopping area.

Local commercial occupiers include Suitor Brothers, Una Rodden, AM:PM, Chubby Cherub and Oh Donuts.

Description

The unit is currently fitted as a sit-in cafe/restaurant with substantial service bar, stainless-steel food preparation areas, ceramic floor tiling, plaster/painted ceiling, powder coated aluminium shop front and electric roller shutter entry.

The subject would be suitable for a wide variety of uses, subject to the relevant statutory obligations.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor	c. 716	c. 66.6

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value:	£8,700
Rate in the £ for 2023/2024:	£0.572221
Estimated rates payable:	£4,976

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

Lease Details

Rent:	£18,000 per annum.
Term:	5 years.
Repairs:	Effective full repairing and insuring via service charge.
Service Charge:	To be confirmed.

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MISREPRESENTATION ACT 1967

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