

TO LET

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Exciting Retail Opportunity QUEEN'S STUDENT CENTRE – ONE ELMWOOD

77-79 University Road, Belfast, BT7 1NF

350 Sq.Ft (33 Sq M.)

Key benefits

- Located within the newly constructed Student Centre
- Neighbouring occupiers include Spar Union Shop & Deli, Union Bar and an independent café
- Available from early August 2022 for Tenant fitout - target opening 30 August 2022 in line with adjacent occupiers

Location

The subject property is located within the newly constructed Student Centre (previously Queen's Students Union) which is conveniently located in the heart of the campus, opposite the landmark Lanyon Building on University Road. The Student Centre boasts a highly accessible location in South Belfast within close proximity to Botanic Avenue, Stranmillis, Lisburn Road, Malone Road and the city centre. University Road is also busy commuter route carrying a large volume of vehicular traffic to and from the city on a daily basis.

Description

The subject extends to 350sq ft and is located on the ground floor of the new Student Centre complex. This new facility has been created as a new social hub to facilitate a campus population of 23,000 students and 4,300 staff. The unit will be completed to include a roller shutter, polished concrete screed floor, hot and cold water, supply and extract ventilation and low level soil and waste outlet ready for Tenant fit out. The building is open to the general public as well as the University community.

Opportunity

The University wishes to engage with an experienced operator who has the vision to bring a modern and on trend offering, which meets demand and is in keeping with the rest of the building. The ideal operator will have experience operating a sustainable retail outlet, will be innovative and able to react to market trends, will support local suppliers and will be committed to excellence in customer care.

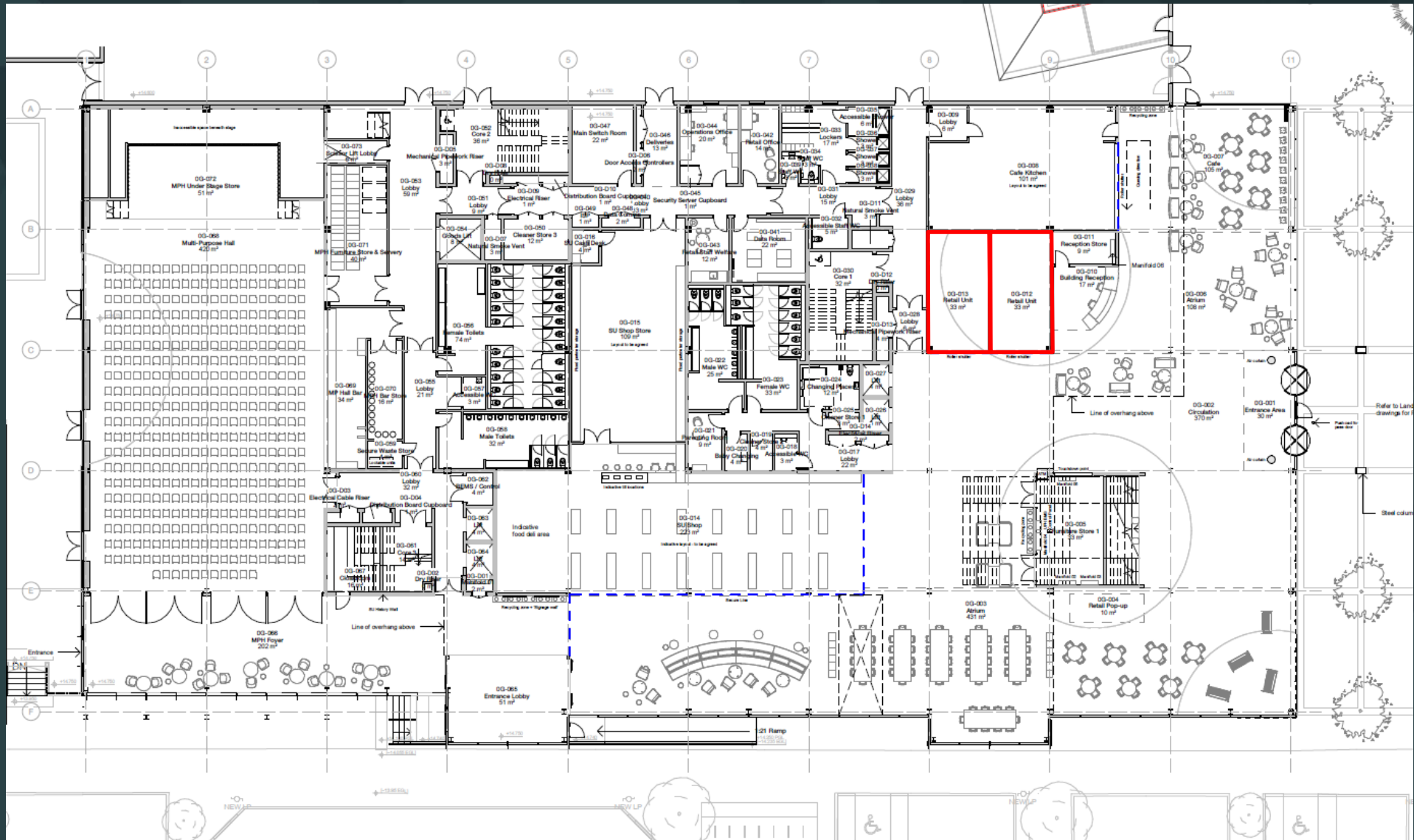
They must also show awareness of the student market including the importance of value for money in what will be a captive market with a high foot fall.

A suitable operator will be expected to offer a range of services which may include but are not limited to: clothing; physical entertainment media; books and general student focused goods, chemists/pharmacies. This opportunity is not suitable for a food and beverage style operator.

Ideal opening hours for the unit will be 12 noon to 8pm Mon-Fri and Saturday 10am to 6pm. Although it is expected that the unit will be operated year-round, for information, the University's term dates for 2022-23 are;

Semester 1	19 September – 16 December 2022
Semester 2	9 January – 24 March 2023
Semester 3	17 April – 2 June 2023

Floor Plan



Copy Floor plans are available upon request.
Image for identification purposes only.

Tenure

Term	Minimum 5 year lease
Rent	Offers over £10,000 per annum
Service Charge	Estimated £1,465 per annum
Estimated NAV	£8,700

VAT

All prices, charges and outgoings are quoted exclusive of, but may be liable to Value Added Tax at the prevailing rate.



Images for identification purposes only.

Rates

The Net Annual Value of the property has not yet been assessed by Land and Property Services. The rates payable is calculated by multiplying the NAV by the rate poundage for the current year.

EPC


The building has not been rated under EPC regulations. An EPC Certificate will be made available on completion.



Contact

Stephen Smith
T: 07976523666
E: Stephen.smith@cbreni.com

CBRE NI
The Linenhall
32-38 Linenhall Street
Belfast, BT2 8BG

T: 028 9043 8555
W: www.cbreni.com
 @CBRE_NI