



To Let Café Premises

Unit 6-8 Custom House Square,
Ulster Street, Belfast, BT1 3ET

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**FRAZER
KIDD**

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Summary

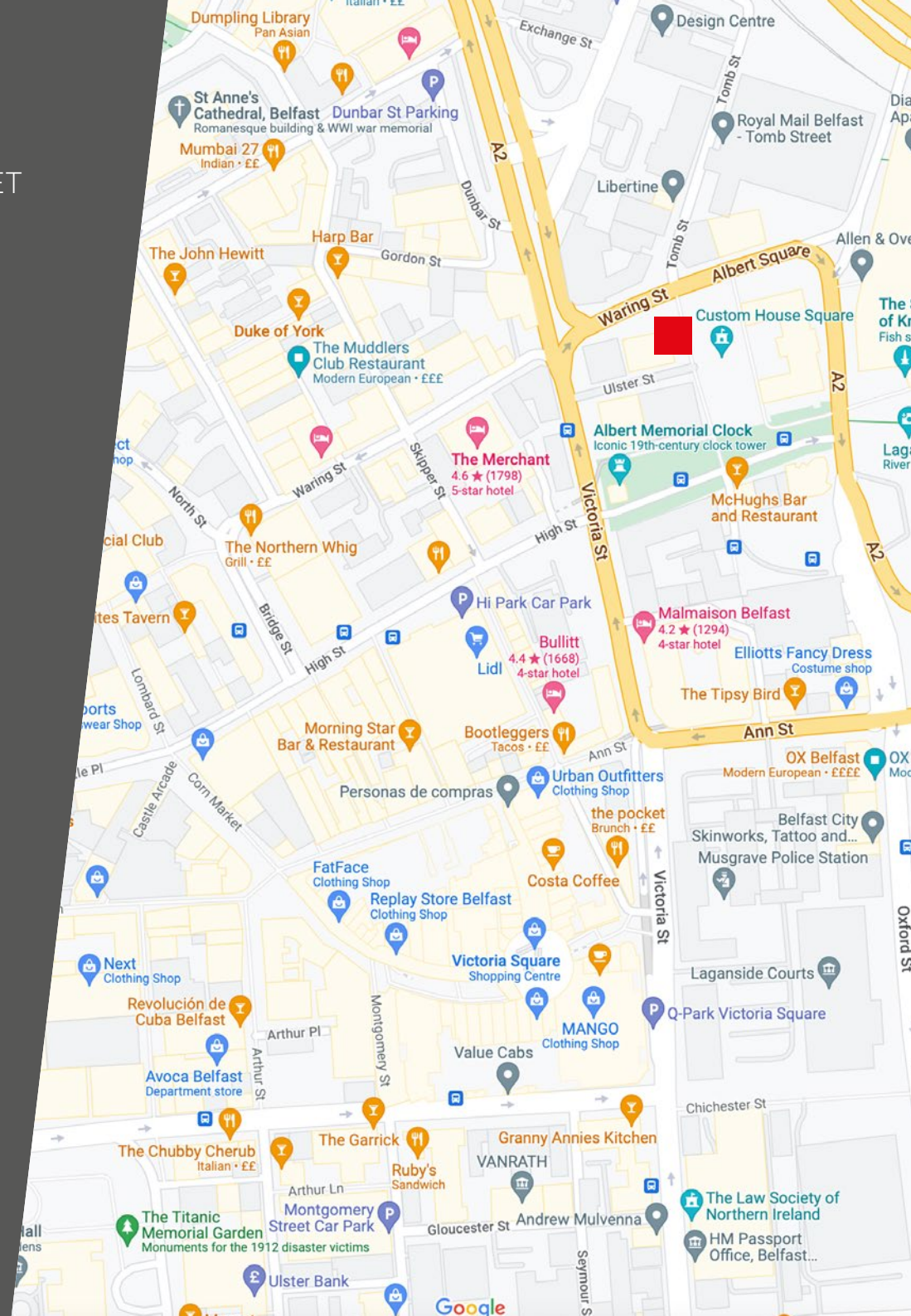
- Situated in Custom House Square in Belfast City Centre.
- Former restaurant premises extending to c. 2,066 Sq Ft.
- Suitable for a wide range of uses, subject to planning permission.
- Neighbouring occupiers include BE Offices Custom House, Alba Scottish Steakhouse, McHugh's Bar and Restaurant and the Malmaison Hotel.

Location

The subject premises is situated on the ground floor of the Custom House Apartment Building in Belfast City Centre and is accessed via Ulster Street and Queen's Square. Custom House Square is situated on the city side of the River Lagan, an extremely popular business and leisure area of the city.

Situated opposite Custom House, one of Belfast's most iconic buildings which recently undergone a £6m full refurbishment to bring this building back to its former glory, creating a truly stunning coworking and serviced office building, operated by BE Offices.

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Description

The premises comprises a ground floor commercial unit with a main sales area, kitchen, toilet block to include male, female and disabled areas, although all sanitary ware has been removed, plus three separate stores.

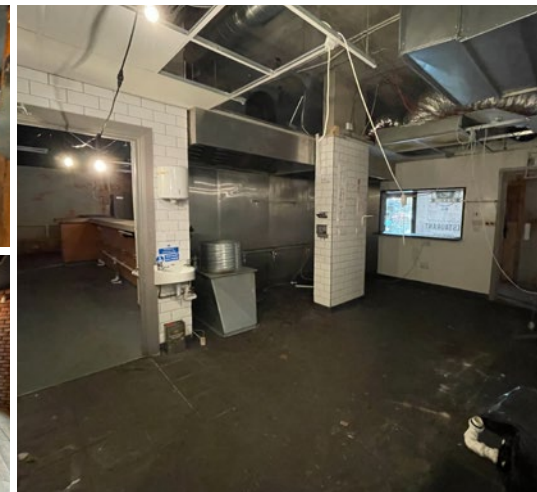
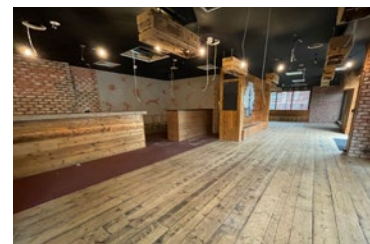
Previously occupied as a restaurant, the premises remains fitted for this use with an extraction canopy in the kitchen and decorative details throughout.

The premises is fitted to include wooden and vinyl flooring throughout with a tiled floor in the kitchen, decorative brick, exposed ceilings, fully serviced with gas and electric, marble façade, fully glazed frontage complete with aluminium surround and electric roller shutter.

Accommodation

We calculate the approximate Internal Area of the property to be as follows:

| Description | Sq M | Sq Ft |
|-------------------------------|---------------|--------------|
| Dining Area | 117.09 | 1,260 |
| Kitchen | 27.90 | 300 |
| Dishwasher Room | 7.20 | 78 |
| Comms Room | 3.24 | 35 |
| Store | 1.7 | 18 |
| Toilet Block | 34.86 | 375 |
| Total approximate Area | 191.99 | 2,066 |



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Rent

£20,000 per annum.

Rates

NAV: £22,800

Rate in £ (2022-2023): 0.551045

Estimated Rates Payable: £12,563.83 per annum

*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Repairs

Tenant responsible for interior repairs and exterior repairs by way of a service charge.

Service Charge

Tenant responsible for payment of a service charge in relation to a proportion of the landlord's costs in respect of external repairs, insurance and agent's management fees calculated at 5% + VAT of the annual rent.

VAT

All figures quoted are exclusive of VAT, which may be payable.

Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

Brian Kidd
07885 739063
bkidd@frazerkidd.co.uk

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Disclaimer

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

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EPC

| Energy performance certificate (EPC) | |
|--|--|
| UK's Climate Change Programme Since 2017 011 967 | Category C |
| Valid until 8 March 2028 | Certificate number 003-003-138-007-008 |
| Property type | A1162 Retail and Financial/Professional services |
| Total floor area | 213 square metres |

Energy efficiency rating for this property
This property's current energy rating is **C**.

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others
Properties similar to this one could have ratings:
if newly built **>= B**
if typical of the existing stock **>= C**

Properties are given a rating from **A+** (most efficient) to **G** (least efficient).