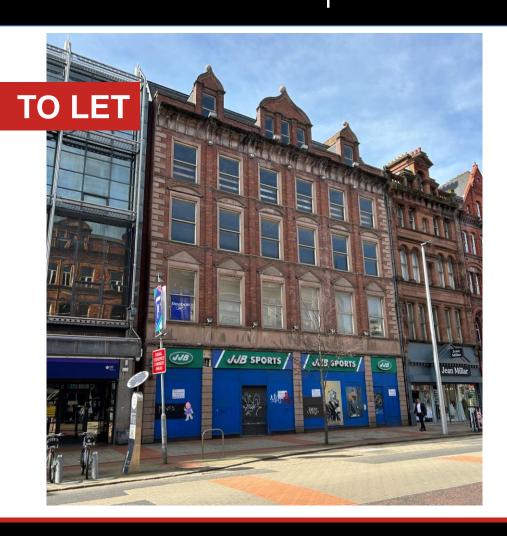
# McConnell (M) JLL Alliance Partner







### Café / Restaurant **Opportunity STPP** c. 3,150 sq.ft

**Ground Floor** 58-66 Royal Avenue Belfast BT1 1DJ

- Prominent Royal Avenue location, in close proximity to the new Ulster University campus
- Suitable for a range of uses, subject to the necessary consents
- Capable of subdivision





#### **LOCATION**

Belfast is Northern Ireland's capital city with an estimated population of 700,000 within the Belfast Metropolitan area.

The subject property occupies a prominent position on Royal Avenue in Belfast City Centre, directly adjacent to Castle Court shopping Centre and is located close to the prime retailing pitches of Donegall Place and Castle Place. The property also benefits from it's close proximity to the new Ulster University campus, a £350m development extending to 800,000 sq.ft, at which 15,000 students are based. The new campus has also acted as a catalyst for the significant development of student accommodation within the City, with some 4,000 student beds completed since 2016 and a further 1,900 presently under construction.

The immediate area is becoming increasingly popular as a leisure destination with the arrival of The Avenue cinema at Castle Court, the imminent expansion of the vibrant Haymarket Bar and the planned £100m 'Belfast Stories' visitor destination to be located in the former Bank of Ireland Art Deco building at the junction of Royal Avenue and North Street.

Neighbouring occupiers include Tesco Express, Starbucks, Caffe Nero, Nisbetts and Jean Miller.

#### DESCRIPTION

The property comprises a four storey mid-terraced building which benefits from a double storey extension and enclosed yard to the rear.

The property was previously occupied by JJB Sports and a basic retail fitout remains in situ at ground floor.

The property is suitable for a wide variety of uses, subject to the necessary consents.

\*Floor plans are available on request.

#### **ACCOMMODATION**

Floor	Sq Ft	Sq M
Ground	c. 3,150	292.64

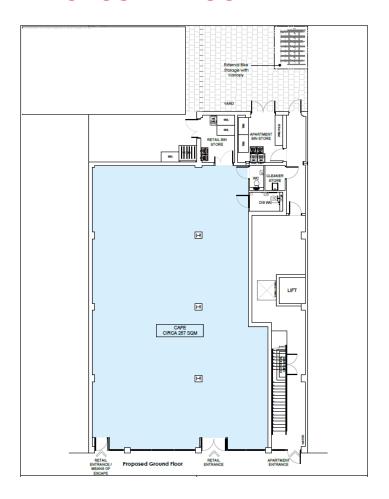
The property also benefits from an enclosed rear yard of c. 2,957 sq.ft







#### PROPOSED FLOOR PLAN



#### **LEASE TERMS**

Term: A new lease for a term by arrangement.

Rent: On Application.

Repairs: Full repairing and insuring terms via service charge

#### **RATES**

NAV: To be reassessed following sub-division

(Note: prospective Tenants are advised to make their own enquiries in relation to Rates).

#### **VAT**

All prices and outgoings stated are exclusive of VAT, which is chargeable.

#### **EPC**

The property has an energy rating of D79.

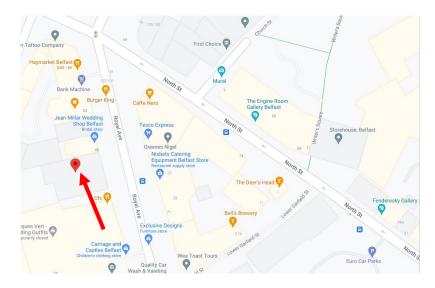
Full Certificates can be made available upon request.



### TO LET – 58-66 Royal Avenue, Belfast, BT1 1DJ



#### **LOCATION**



#### **VIEWING**

For further information or to arrange a viewing, please contact:

## **McConnell**



Contact: Philip Culbert or Greg Henry

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**Email:** philip.culbert@mcconnellproperty.com

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29-31 Montgomery Street,

Belfast BT1 4NX

#### **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

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