



TO LET



## Café / Restaurant Opportunity STPP c. 3,520 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 its 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, Caffè 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.

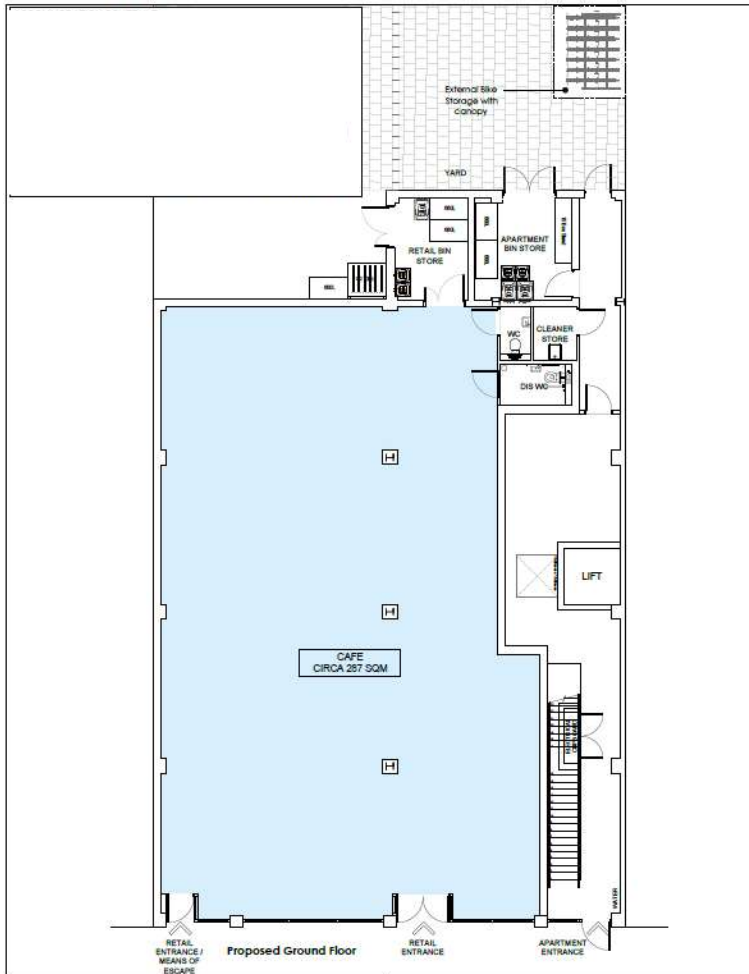
## ACCOMMODATION

| Floor  | Sq Ft | Sq M   |
|--------|-------|--------|
| Ground | 3,520 | 327.02 |

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.

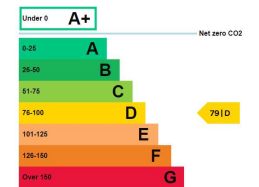
## EPC

The property has an energy rating of D79.

Full Certificates can be made available upon request.

### Energy efficiency rating for this property

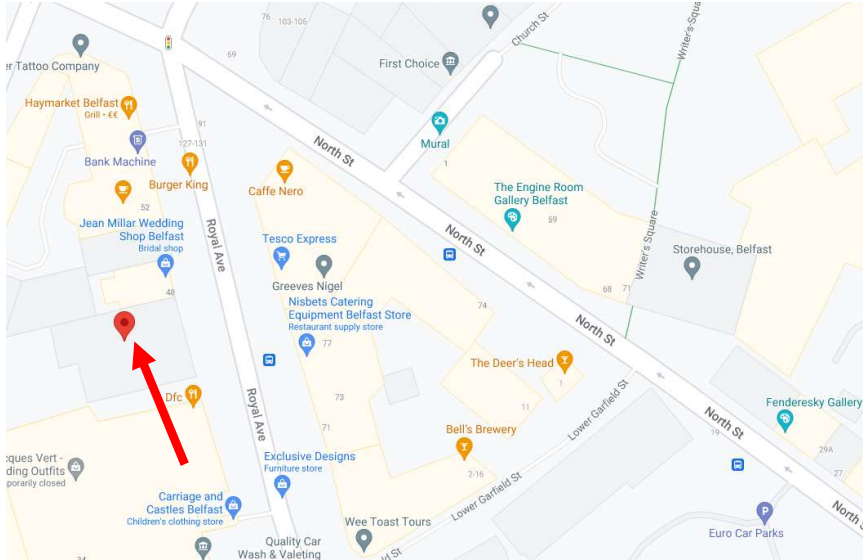
This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient). Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.



## LOCATION



### 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/uk/si/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McConnell Property. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

## VIEWING

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

# McConnell



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