



Prime Café/Retail Unit

Property Highlights

- Situated in a highly prominent position adjacent to the entrance of a Tesco Superstore.
- Occupiers in the immediate vicinity include Boots, B&M, Home Bargains, Asda Living, Poundland and Movie House Cinema.
- Extending to approximately 1,550 sq.ft. (144 sqm).
- Modern fully fitted unit ready for immediate occupation.

For more information, please contact:

James Russell
028 9023 3455
james.russell@cushwake-ni.com

Alicia Niedzialkowska
028 9023 3455
alicia.niedzialkowska@cushwake-ni.com

cushmanwakefield-ni.com

Location

Belfast is the capital of Northern Ireland and the principal commercial, administrative, cultural and tourist destination in the province with a population of c.675,000 people to include the Greater Belfast region.

The unit forms part of Cityside Leisure and Retail Park comprising c.340,000 of floor space, c.1,100 free car parking spaces and has occupiers such as B&M, Home Bargains, Asda Living, Poundland and Movie House Cinema.

It is located approximately 1.2 miles north of Belfast City Centre and is easily accessible being positioned adjacent to the M2, M3 and Westlink. The area has seen considerable investment in recent years with the opening of the new £250M Ulster University campus and multiple purpose-built student accommodation blocks.

The subject premises is situated adjacent to the entrance of a Tesco Superstore benefitting from high levels of footfall with neighbouring occupiers including Boots, Mackey Opticians and More 4 Less.

Description

The unit is a modern fully fitted café ready for immediate occupation requiring minimal ingoing expenditure. It is currently configured to accommodate c.45 covers with a sales counter, commercial kitchen, disabled WC facilities and is serviced from the rear via a service yard.

Finished internally to a very high standard benefitting from air conditioning, a gas supply, water heater and an aluminium framed glazed shopfront with tiled, stone effect cladded, PVC and timber panelled walls; suspended and plastered/painted ceilings; pendent, spot and fluorescent strip lighting; tiled and non-slip vinyl floor coverings.

Accommodation

The property provides the following approximate internal area:

Description	Sq Ft	Sq M
Ground Floor	1,550	144

Lease Details

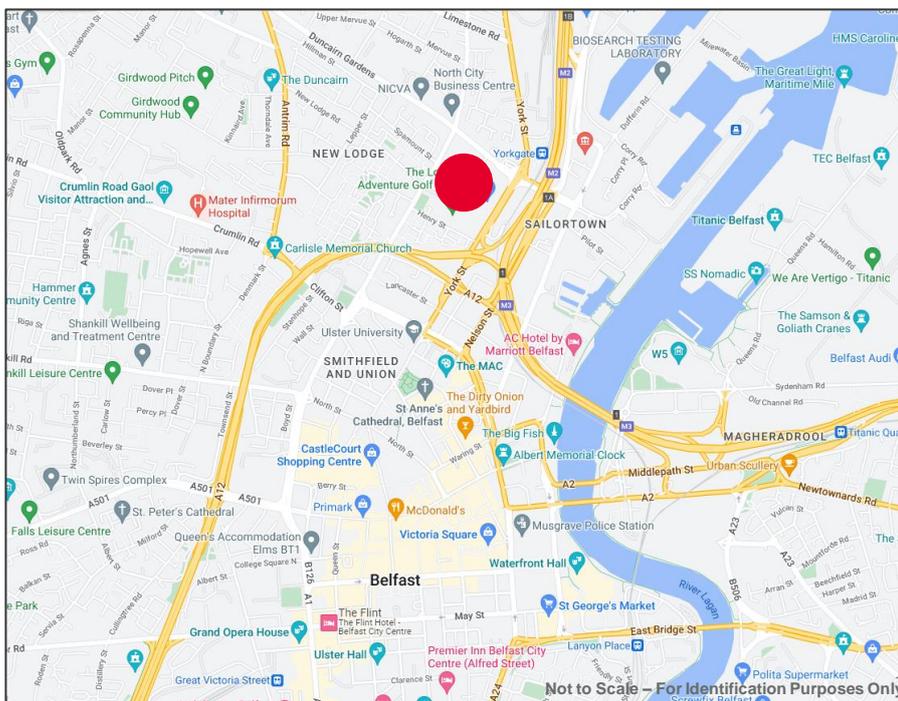
Term	By Negotiation
Rent	£40,000 per annum exclusive, subject to contract.
Repairs	Tenant responsible for internal repairs & maintenance to the demise to include the shopfront.
Service Charge	Estimated at £12,700 per annum exclusive.
Buildings Insurance	Estimated at £500 per annum exclusive.

Rates

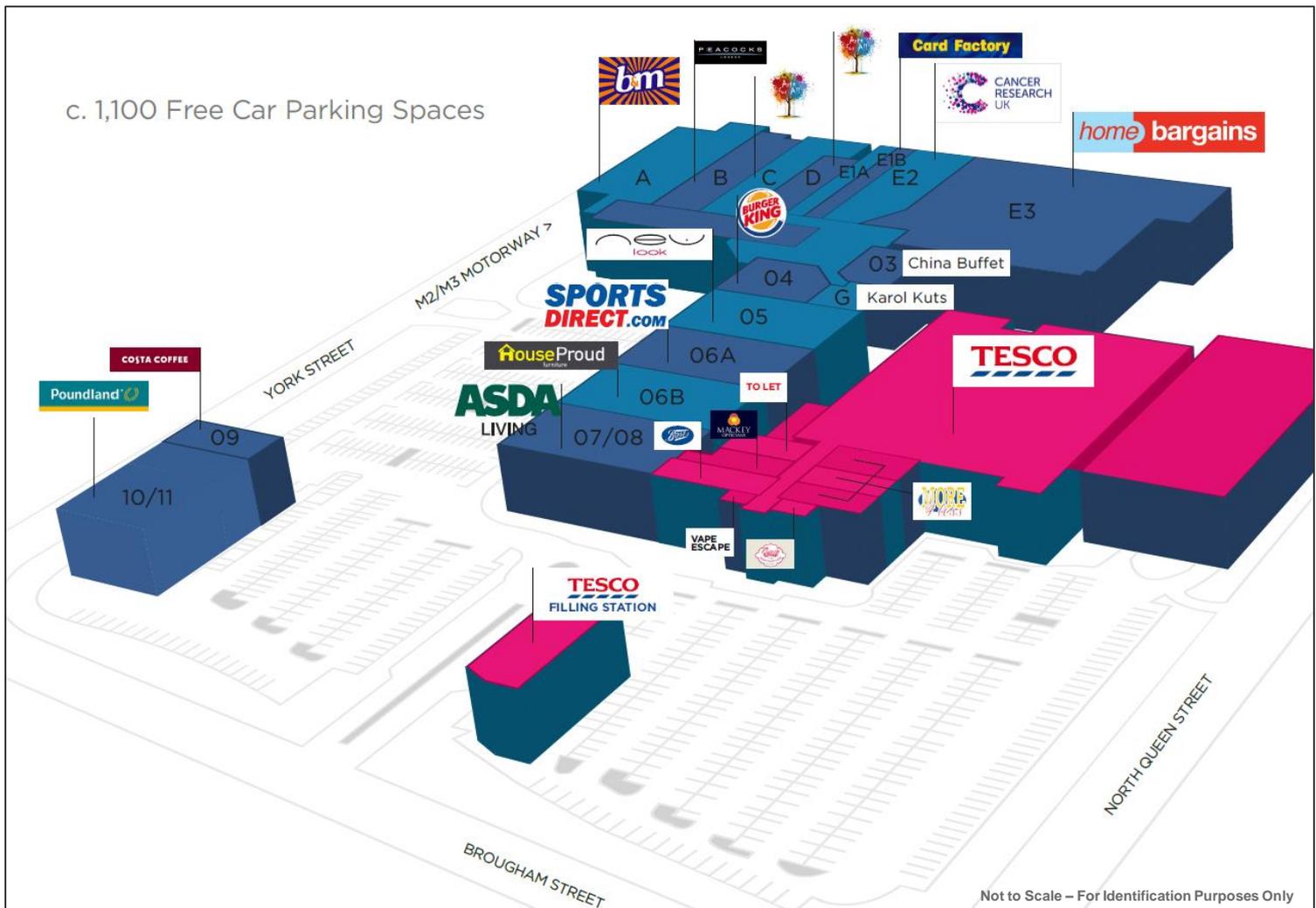
We are advised by Land & Property Services that the NAV is £18,400, resulting in rates payable for 2023/24 of approx. £10,528.

VAT

We are advised that the property is VAT Registered.



Unit 1 Yorkgate 100-150 York Street Belfast BT15 1WA		Energy rating D
Valid until 5 May 2032	Certificate number 7134-4359-4163-3170-3306	
Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways	
Total floor area	122 square metres	
Energy efficiency rating for this property		
This property's current energy rating is D.		
Under 0	A+	Net zero CO2
0-25	A	
26-50	B	
51-75	C	
76-100	D	96 D
101-125	E	
126-150	F	
Over 150	G	



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