



To Let Hot Food Takeaway
(By Way of Assignment)
88 Stranmillis Road, Belfast BT9 5AD

McKIBBIN
COMMERCIAL
028 90 500 100

SUMMARY

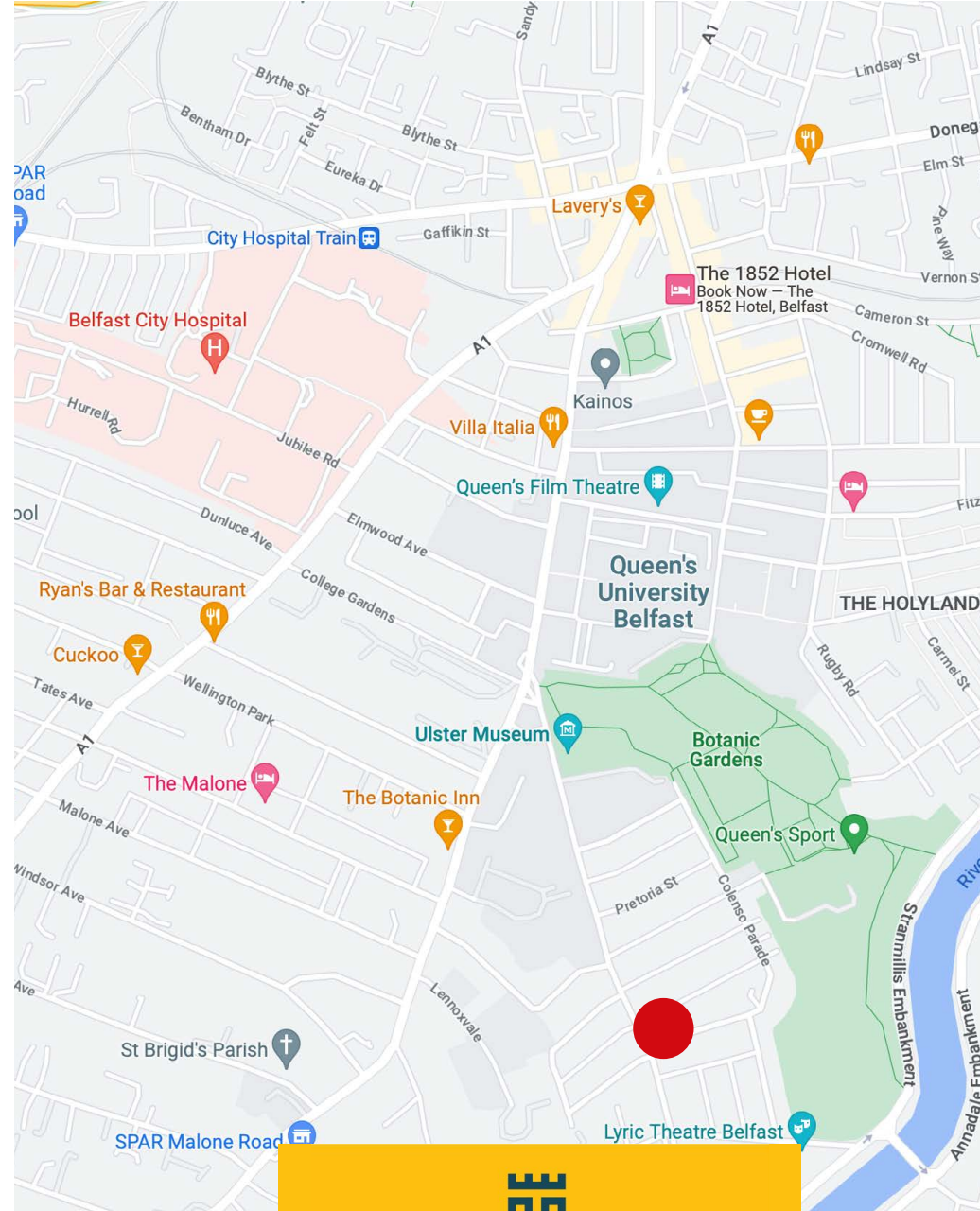
- Fantastic hot food unit to let by way of assignment.
- Prominent frontage onto Stranmillis Road.
- Surrounded by a large catchment of housing.

LOCATION

- The Stranmillis Road is one of Belfast's most successful suburban retailing destinations with a combination of retail units, restaurants, bars and high density housing.
- Benefits from generous on-street parking and fantastic public transport.
- Close to Queens University & Stranmillis University College.

DESCRIPTION

- The subject is a ground floor Chinese takeaway and comprises an open plan counter/sales area, rear kitchen and prep area with walk in fridge, dish / storeroom and WC.
- The frontage is finished to include an aluminium shop front. Internally it has recently been refurbished to a modern standard with a small waiting area, suspended lighting, laminate effect flooring and panelled walls. The rear kitchen is fully fitted to include gas cookers and a walk in freezer.
- Inventory list and price for equipment available on application.
- The hot food unit benefits from high footfall and other retailers nearby include a Centra convenience store, Subway, Bob and Berts, Winemark, Sinnamon coffee shop, Stranmillis Pharmacy and Craftsman Cleaners.



To Let Hot Food Takeaway (By Way of Assignment)

88 Stranmillis Road, Belfast BT9 5AD



McKIBBIN
COMMERCIAL

028 90 500 100

ACCOMMODATION

Description	Sq M	Sq Ft
Counter/Sales Area	19.4	209
Kitchen/Prep Area	40.5	436
Dish/Store Room	4.2	45
WC		
Total	64.1	690

PREMIUM

£15,000, exclusive, for the fixtures and fittings.

LEASE DETAILS

Term: 20 years from 1st September 2016.

Rent: £21,000 + VAT per annum, exclusive.

Review: Upwards Only every 4 years.

REPAIRS & INSURANCE

Tenant responsible for all repairs and reimbursement of the building insurance premium to the Landlord.

RATES

NAV = £11,800

Rate in £ 2023/24 = 0.599362

Rates payable 23/24 = £5,657.98

(inc 20% Small Business Rates Relief)

VAT

All prices and outgoings are exclusive of but may be liable to Value Added Tax.



EPC



CONTACT

For further information or to arrange a viewing contact:

Scott Lawther

sl@mckibbin.co.uk

McKibbin Commercial Property Consultants

Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

02890 500 100

property@mckibbin.co.uk

www.mckibbin.co.uk

Follow us for up-to-date news and information!



McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatever in relation to this property. As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 – <http://www.legislation.gov.uk/uksi/2017/692/made>. In accordance with legislation, 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 McKibbin Commercial. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.

