



To Let Prime Coffee Shop/ Restaurant Premises

90 Botanic Avenue, Belfast BT7 1JR



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COMMERCIAL

028 90 500 100

SUMMARY

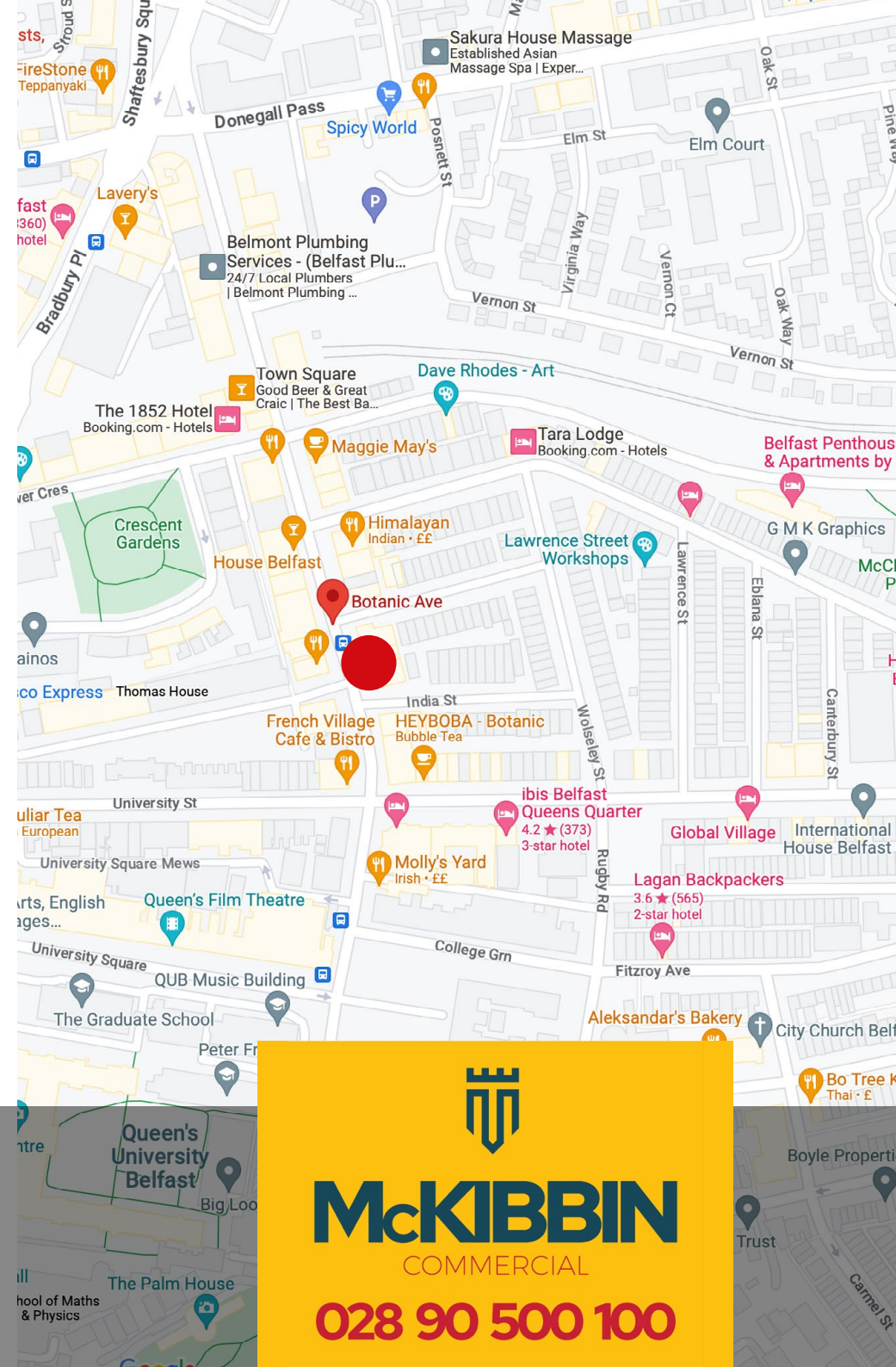
- Modern Restaurant Unit.
- Unit comprises c. 193 sq m (2,073 sq ft) over ground and first floors.
- Prime location on Botanic Avenue.

LOCATION

- The subject property occupies a prime location on Botanic Avenue, a thriving and bustling area, approximately 1 mile south of Belfast City Centre and in close proximity to Queen's University, Belfast City Hospital and Botanic Railway Station.
- Botanic Avenue is busy commercial thoroughfare both during the day and in the evenings, which is particularly popular with students and young professionals.
- Other occupiers in close proximity include The Juice Bar, Centra, Greggs, Caffe Nero, Boojum together with a range of local F&B occupiers.

DESCRIPTION

- The subject unit comprises a modern coffee shop and restaurant unit providing spacious accommodation over ground and first floor, together with first floor balcony area.
- The unit would be suitable for a wide variety of restaurant or coffee shop uses.



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ACCOMMODATION

Description	Sq M	Sq Ft
Ground Floor	97.61	1,050
First Floor	95.13	1,023
Total Net Internal Area	192.74	2,073

LEASE DETAILS

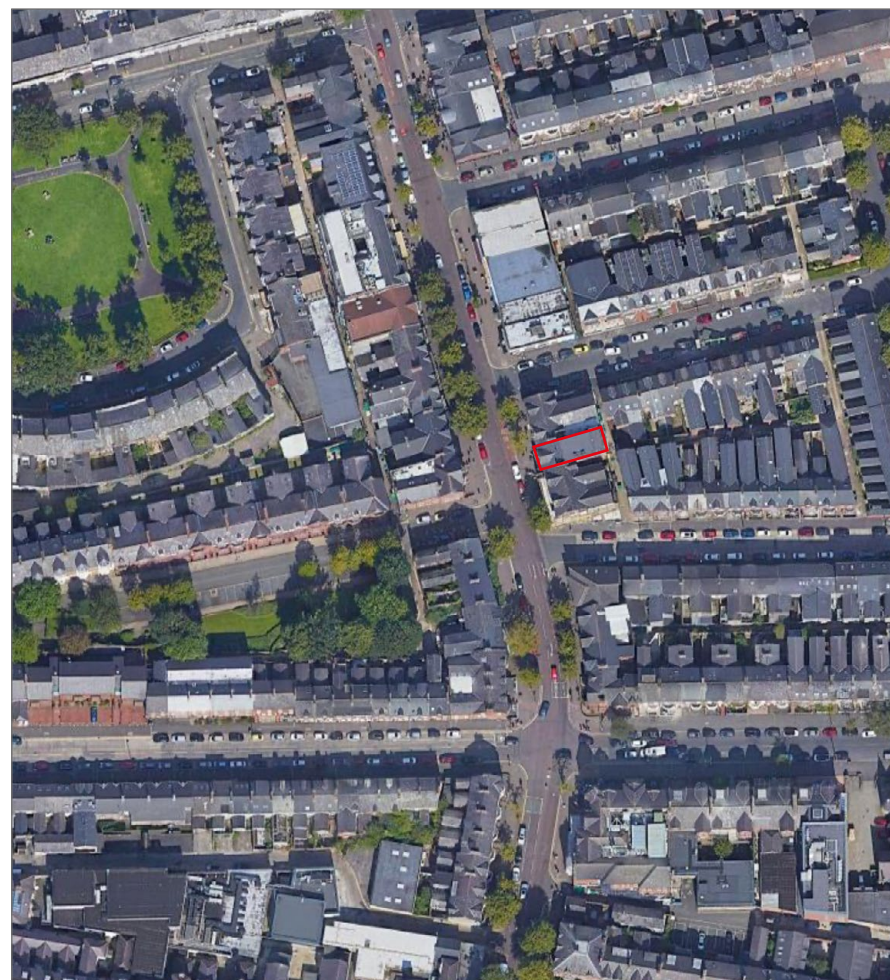
Term:	10 years
Rent:	£55,000 per annum
Rent Reviews:	Upwards only every 5 years
Repairs & Insurance:	Tenant responsible for internal repairs and reimbursement of a fair proportion of the building insurance premium.
Service Charge:	Tenant will be responsible for a fair proportion of the service charge to cover the cost of external repairs, maintenance and cleaning of common areas and management fees.

RATES INFORMATION

Net Annual Value:	£21,800
Rate in £ 2023/24:	0.572221
Rates Payable 2023/24:	£12,474.41

VAT

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



Not To Scale. For indicative purposes only.

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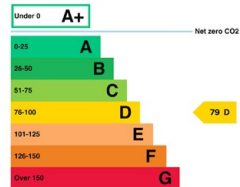
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EPC

90 Botanic Avenue BELFAST BT7 1JR		Energy rating D
Valid until 18 March 2027	Certificate number 0294-9779-2630-8800-3393	
Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways	
Total floor area	179 square metres	

Energy rating and score

This property's current energy rating is D.



CONTACT

For further information or to arrange a viewing contact:

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CURRENT LAYOUT PHOTOS



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