



## To Let Coffee Shop (By way of Assignment)

300 Ormeau Road, Belfast BT7 2GE



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**

## SUMMARY

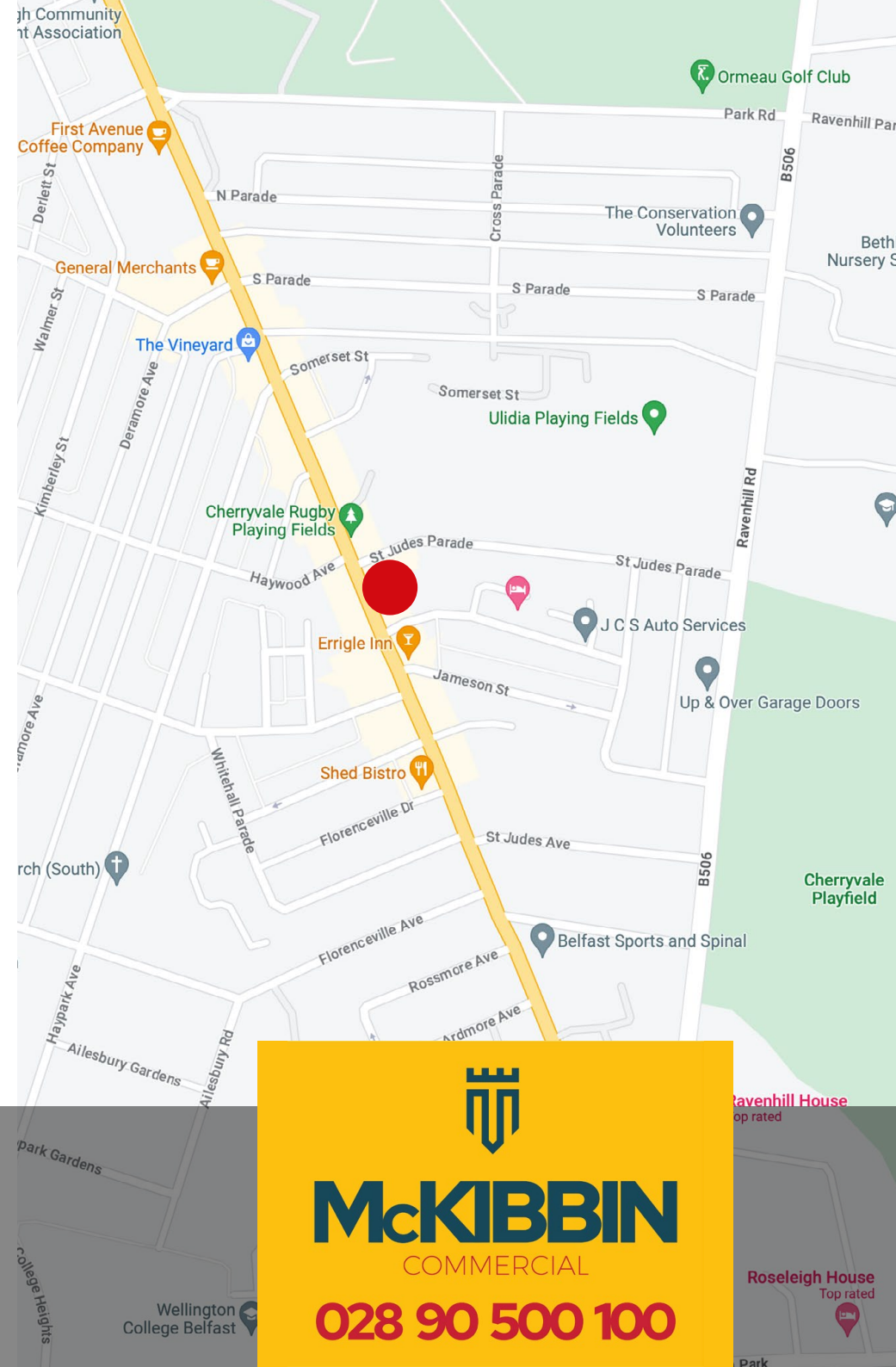
- Fantastic coffee shop to let by way of assignment.
- Prominent frontage onto Ormeau Road.
- Surrounded by a large catchment of housing.

## LOCATION

- The Ormeau 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
- The location serves a large residential area within Belfast.

## DESCRIPTION

- The subject is a coffee shop and comprises an open plan sales area, seating area, disabled access WC and rear kitchen.
- The frontage is finished to include electrically operated roller shutter with an aluminium shop front. Internally it is finished to an industrial style look to include suspended lighting and laminate effect flooring, with plastered and painted walls. It benefits from Air Conditioning heating / cooling.
- Nearby occupiers include Winemark, Subway, Pizza Hut, Cowzers Pharmacy, The Pavillion Bar and Errigle Inn.
- Available immediately.



# To Let Coffee Shop (By Way of Assignment)

300 Ormeau Road, Belfast BT7 2GE

  
**McKIBBIN**  
COMMERCIAL

**028 90 500 100**

## ACCOMMODATION

Description	Sq M	Sq Ft
Sales Area/Seating	49.80	536
Kitchen/Prep Area	13.82	149
WC		
<b>Total</b>	<b>63.62</b>	<b>685</b>

## LEASE DETAILS

Term:	Lease expiry 31/07/2026.
Rent:	£16,000 + VAT per annum, exclusive.
Repairs & Insurance:	Tenant responsible for internal repairs and reimbursement of a proportionate part of the buildings insurance premium.
Security Deposit:	The incoming Tenant will be required to place a deposit of 3 months rent as security in case of default. The Landlord may also ask the Tenant to provide a guarantor.

## RATES INFORMATION

NAV = £9,650  
Rate in £ 2023/24 = 0.572221  
Rates payable 23/24 = £4,417.55  
(inc 20% Small Business Rates Relief)

## VAT

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



## To Let Coffee Shop (By Way of Assignment)

300 Ormeau Road, Belfast BT7 2GE

  
**McKIBBIN**  
COMMERCIAL  
**028 90 500 100**

## EPC

Awaiting EPC.

## CONTACT

For further information or to arrange a viewing contact:

**Scott Lawther**

sl@mckibbin.co.uk

### McKibbin Commercial Property Consultants

Chartered Surveyors

Callender House, 58-60 Upper Arthur Street, Belfast BT1 4GJ

02890 500 100

property@mckibbin.co.uk

www.mckibbin.co.uk

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.



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**