

TO LET ON LICENCE

**Market Trading Pitches (Retail/Food & Beverage)
Writers Square, Belfast, BT1 1RY**

CATHEDRAL QUARTER OPPOSITE ST. ANNE'S CATHEDRAL

Lisney

COMMERCIAL REAL ESTATE



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love, Roy McCreiter (1921-1991)

FEATURES

Unique opportunity to trade from one of Belfast's largest public squares

Excellent location in close proximity to Cathedral Quarter, Ulster University, Royal Avenue and St Anne's Cathedral

Suitable for a wide range of retail or food and beverage occupiers – subject to compliance with Belfast City Council's Street Trading Commodities and Services Guidance Note (January 2019). Copy available upon request

LOCATION

Belfast is the largest city in Northern Ireland, with a population of c. 293,000 on the last census date, and a wider population of c. 672,000 people in the Belfast Metropolitan Area. The city benefits from excellent transport links via the M1 Motorway network which provides direct access to Dublin.

The subject is located on the edge of Belfast City Centre's retail core, bounded by Donegall Street, North Street and Royal Avenue.

The surrounding area comprises a mix of commercial and educational uses, including food & beverage in the Cathedral Quarter, retail on Royal Avenue/Donagall Place and the new Ulster University on York Street, which has nearly 15,000 students.

DESCRIPTION

Writer's Square is one of the largest public realm spaces in Belfast city centre, located directly across from St Anne's Cathedral and in close proximity to the new Ulster University campus, home to nearly 15,000 students. Writers Square is owned and maintained by the Department for Communities and is part of the historic Cathedral Quarter. The Square plays a role in hosting events throughout the year including experiences such as the Winter Circus and the Belfast Mela.

Belfast City Council (BCC) has designated six trading pitches on the Square. Each pitch measures 6 metres by 2.5 metres and the locations are shown on the map on Page 3.

The sites are designated for and permit trading seven days a week, from 9am to 9pm each day. Applications are invited and in their submission proposed operators should state the specific hours they intend to trade on their street trading licence applications to BCC. The applicant will also advise DfC what hours they intend to trade.

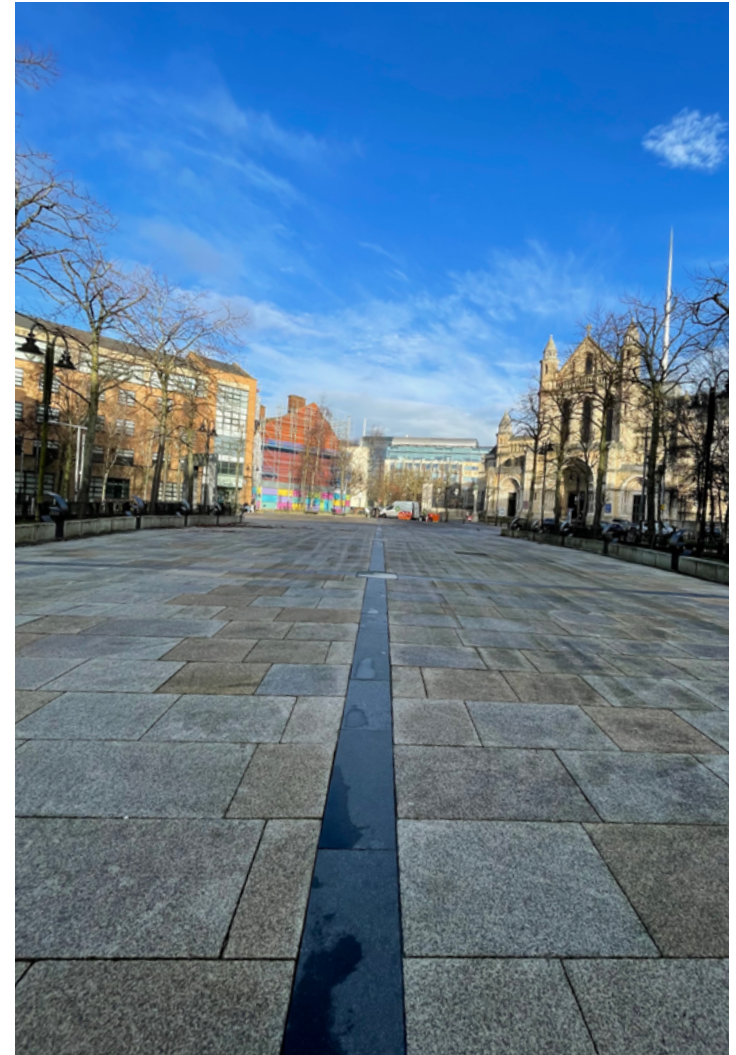
The pitches are designated for self-powered mobile units that will be required to be set up and removed each day of trading.

Public seating is available on the square however successful traders will be permitted to place a small number of tables and chairs within their pitch area.

THE OPPORTUNITY

Applications are sought from operators to sell any commodities listed in Belfast City Council's Street Trading Commodities and Services Guidance Note (January 2019).

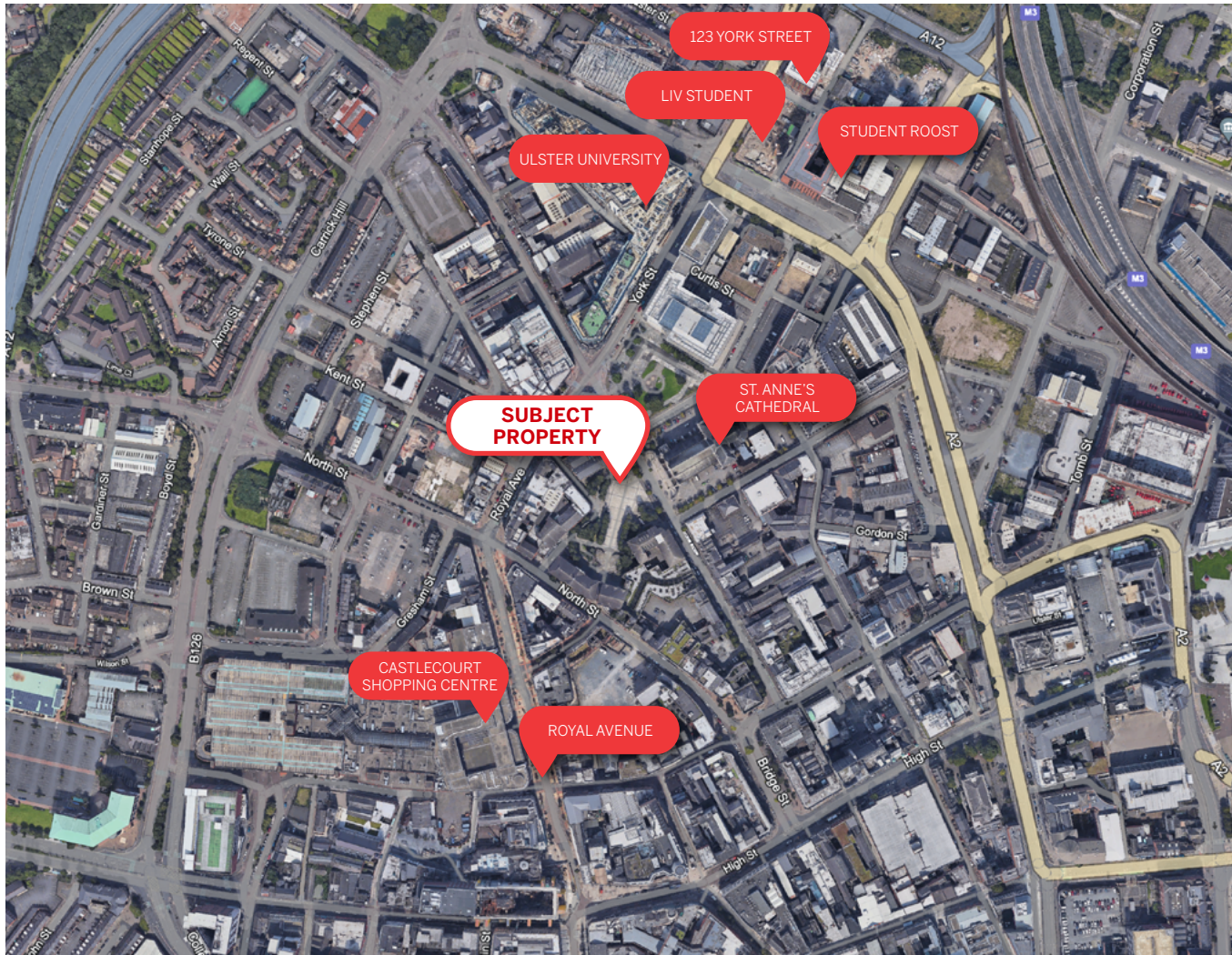
Trading on the Square is due to commence from 1st April 2024.



TRADING PITCH LOCATIONS - FOR INDICATIVE PURPOSES



LOCATION



PROPOSAL

- Rent: £1,500 per annum per trading pitch, exclusive.
- Trading Licence: £1,250 per annum per trading pitch. This licence will be issued to the trader by Belfast City Council.
- Term: 12 month licence
- Repairs: The pitches will be let on effective Fully Repairing and Insuring Terms.
- Insurance: Licensees will be responsible for obtaining appropriate Public Liability and Contents Insurance.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

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 - <https://www.legislation.gov.uk/uksi/2017/692/contents>. 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 Lisney. 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.

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