



Osborne
King

Instinctive
Excellence
in Property.

To Let

Hot Food Unit
c. 1,120 sq ft (104.05 sq m)

Unit 2
Tollgate House
37-53 Bradbury Place
Belfast
BT7 1RR

RESTAURANT



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EPC



Location

This property is located on Bradbury Place which is renowned for its mix of residential and commercial occupiers as well as its buoyant nightlife.

Bradbury Place is well positioned at the hub of the main arterial routes linking south Belfast and the city centre. The location provides the benefit of heavy footfall due to its proximity to the city centre, Lisburn Road and Queens University Belfast.

Neighbouring occupiers include KFC, Spar, Lavery's and the Woodworkers.

Description

The property comprises a ground and first floor unit which has previously been occupied as a hot food restaurant and would be suitable for a range of uses.

The specification includes:

- Mix of laminate/tiled flooring
- Suspended ceiling
- WC and kitchen facilities
- Office/storage space
- On site parking

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Unit 2 Tollgate House	1,120	104.05

Lease Details

Term: Negotiable
Rental: £15,000 per annum exclusive
Service Charge: £1,445 exclusive

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £10,500
Rate in the £ for 2023/2024: £0.572221
Estimated rates payable: £6,008.32

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

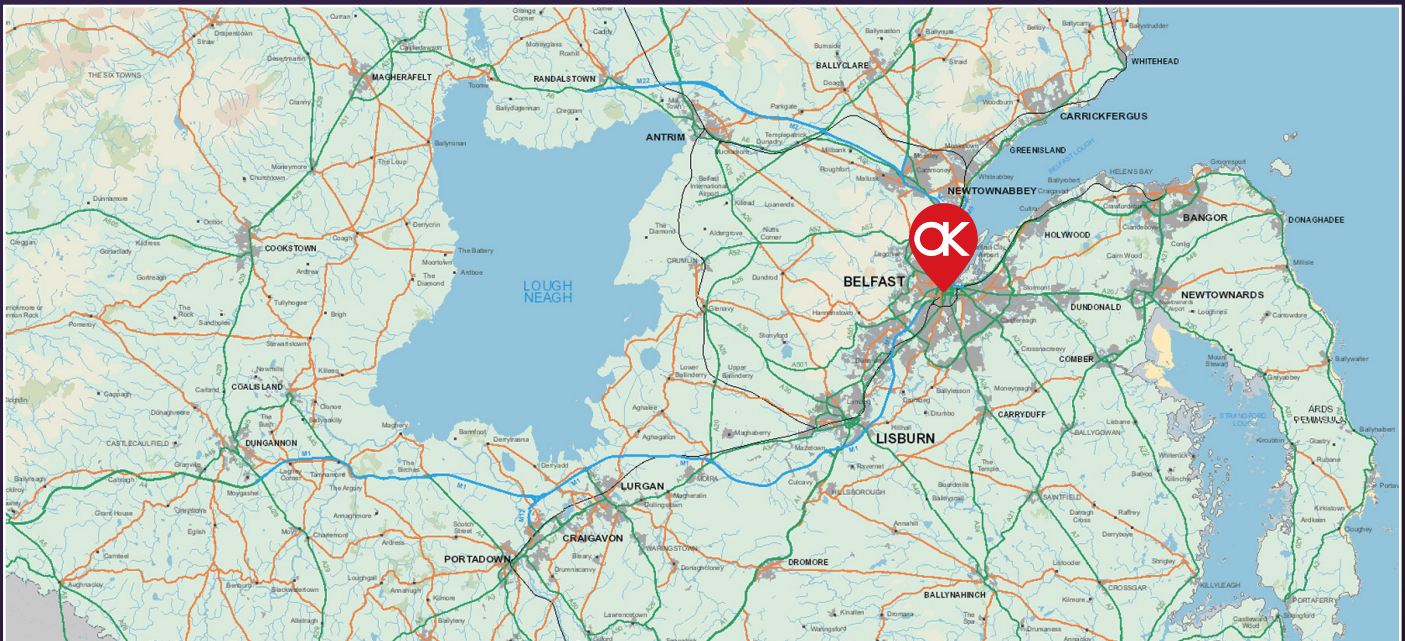
Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.



Previous Fit-out





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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 (<http://www.legislation.gov.uk/uk/si/2017/692/made>). 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 Osborne King. 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.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.