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**To Let Restaurant Unit**  
159 Stranmillis Road, Belfast BT9 5AG



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COMMERCIAL

**028 90 500 100**

## SUMMARY

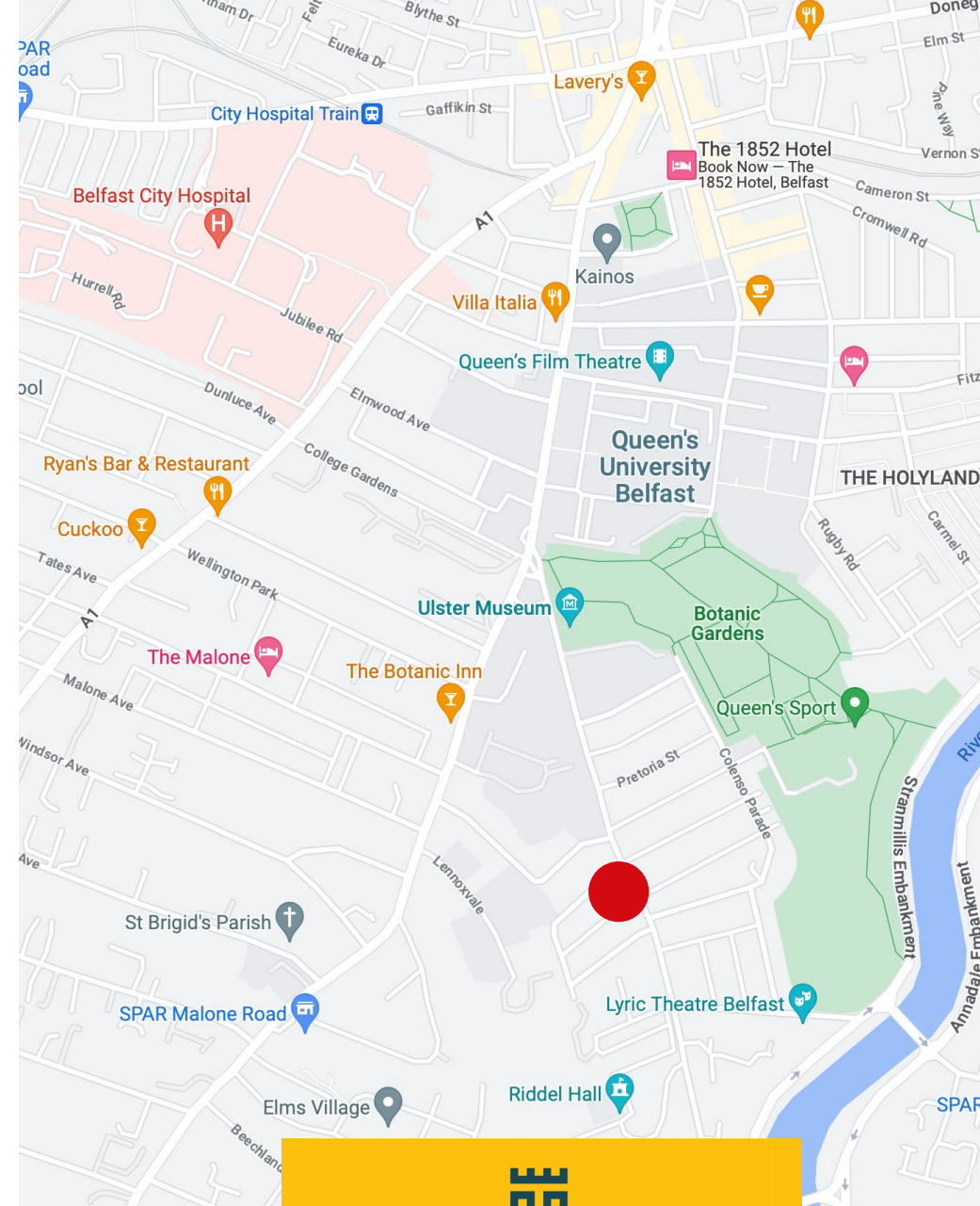
- Significant three storey restaurant.
- Prominent location in the heart of Stranmillis village in South Belfast.
- External seating space to front.

## DESCRIPTION

- The subject comprises a three storey restaurant unit comprising ground floor kitchen and seating together with further seating, storage and WC's on the upper floors, with option of external seating to the front.
- The building would be suited to a wide range of uses in the food and beverage sector.

## LOCATION

- The subject occupies a high profile location in the heart of Stranmillis in South Belfast, approximately 1 mile from Belfast City Centre.
- The area benefits from a high level of footfall and passing trade due to its location close to a number of Queen's University facilities, Stranmillis College, The Lyric Theatre and Botanic Gardens.
- Stranmillis is considered a popular location for restaurant uses with other occupiers in the area including The Jeggy Nettle Pub, The Sphinx, Centra, Bob & Berts and Nugelato.



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## ACCOMMODATION

Description	Sq M	Sq Ft
<b>Ground Floor</b> Restaurant	47.60	512
Kitchen	22.04	237
<b>First Floor</b> Seating	46.77	503
Male & Female WC's		
<b>Second Floor</b> Stores/Offices	20.83	224
WC		
<b>Total Net Internal Area</b>	<b>137.24</b>	<b>1,476</b>

## LEASE DETAILS

Term:	Negotiable, subject to a minimum of 5 years.
Rent:	£25,000 per annum, exclusive.
Repairs & Insurance:	The tenant will be responsible for internal and external repairs to the property, together with the reimbursement of the building insurance premium to the Landlord.
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

We understand that the property has been assessed for rating purposes, as follows:-

NAV: £13,900

Rate in £ 2023/24 = 0.572221

Therefore Rates Payable 2023/24 = £6,363.10  
(Includes Small Business Rates Relief at 20%)

Note: Interested parties should check their individual rates liability directly with Land & Property Services.

## VAT

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



# To Let Restaurant Unit

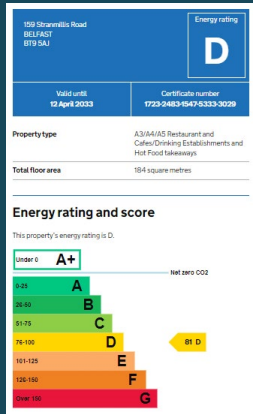
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## EPC



## CONTACT

For further information or to arrange a viewing contact:

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Layout Plan - Not to Scale



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