



**To Let By Way of Assignment**  
**Fully Fitted Restaurant Opportunity**  
357-359 Ormeau Road, Belfast, BT7 3GL

■ ■ ■ ■ ■ ■ ■ ■ ■ ■  
**FRAZER  
KIDD**



# To Let By Way of Assignment Fully Fitted Restaurant Opportunity

357-359 Ormeau Road, Belfast, BT7 3GL

## Summary

- Occupies a highly prominent position on the Ormeau Road, next to General Merchants.
- The Ormeau Road is a bustling suburb in south Belfast benefitting from high levels of passing traffic and footfall.
- The existing restaurant benefits from a liquor licence and is fitted to an exceptionally high specification, extending to c. 2,063 Sq Ft.
- A range of the current occupier's equipment and furniture is available to purchase.

## Location

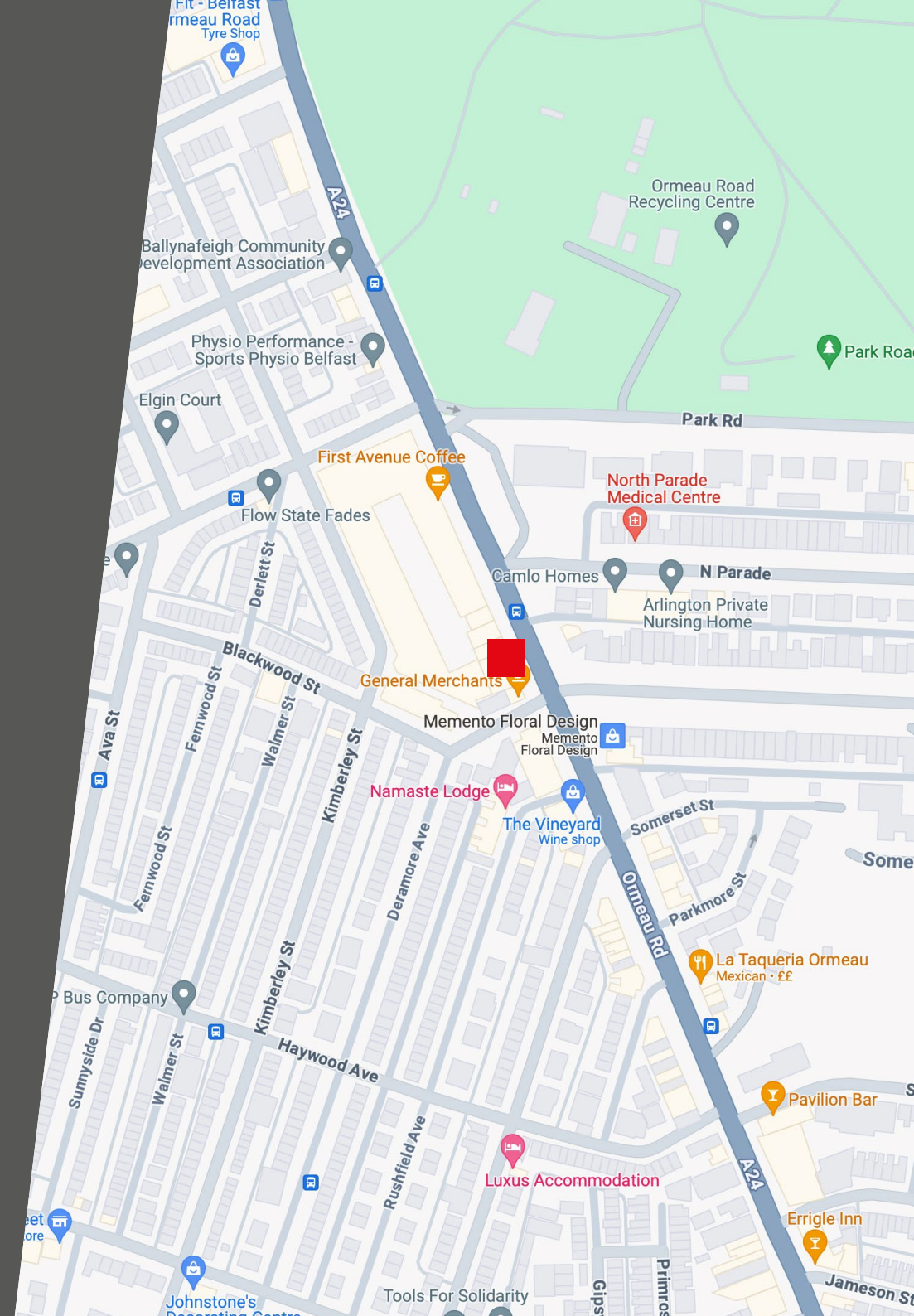
The subject property occupies a prominent position on the Ormeau Road, a popular and bustling suburb positioned approximately 1.5 miles from Belfast City Centre.

The Ormeau Road benefits from high levels of passing traffic and footfall, generous on street parking and fantastic public transport links. The surrounding locality provides a vibrant mix of retailers, restaurants, bars, cafés and high-density housing.

Nearby occupiers include General Merchants, Bread and Banjo, Dirt Bird, Centra and Memento.



Not To Scale. For indicative purposes only.



# To Let By Way of Assignment Fully Fitted Restaurant Opportunity

357-359 Ormeau Road, Belfast, BT7 3GL

## Description

The property presents as a rare opportunity to acquire a fully fitted 64-seater restaurant, fitted to an exceptionally high specification throughout and ready for immediate occupation.

The restaurant benefits from a highly visible and timber framed double shop frontage with floor to ceiling glazed windows, awning and electrically operated roller shutter doors. The internal fit-out of the property is to a high specification throughout, including tiled flooring, part wood panelled and exposed brick walls, air-conditioning and recessed and drop-down lighting.

The restaurant has been very well maintained and is exceptionally clean throughout. The kitchen is serviced with mains gas, three phase power supply, extraction system and a walk-in fridge. There are two customer toilets on the ground floor (disabled & unisex). The first floor includes three staff offices with stair lift access.

A range of the current occupier's equipment and furniture is available to purchase. Further details can be provided following an accompanied viewing.

## Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Floor	Use	Sq. M	Sq. Ft
Ground	Sales/Seating/Kitchen	136.66	1,471
	Storage	4.46	48
	WC x2 (Unisex and Disabled)		
First	Office/Storage	21.92	236
	Office/Storage	28.61	308
<b>Total approximate net internal floor area</b>		<b>191.66</b>	<b>2,063</b>





# To Let By Way of Assignment Fully Fitted Restaurant Opportunity

357-359 Ormeau Road, Belfast, BT7 3GL

## Lease

The property is available to lease by way of assignment. The salient details of the current lease are as follows:

Term: 10 years from 15th May 2018 (Expiry 14th May 2028).  
Rent: £40,000 + VAT per annum.  
Lease: Full repairing and insuring.  
Management Fee: Fees of 5% + VAT of the annual rent.

\*A copy of the lease is available following an accompanied viewing of the property.

## Rates

NAV: £25,300

Non-Domestic Rate in £ (23/24): 0.572221

Rates Payable: £14,477.19 per annum

\*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801)..

## VAT

All figures quoted are exclusive of VAT, which is payable.

## Viewing

Strictly by appointment with the sole letting agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk



# To Let By Way of Assignment Fully Fitted Restaurant Opportunity

357-359 Ormeau Road, Belfast, BT7 3GL







For further information please contact:

**Brian Kidd**  
07885 739063  
bkidd@frazerkidd.co.uk

**Neil Mellon**  
07957 388147  
nmellon@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB  
028 9023 3111  
mail@frazerkidd.co.uk  
frazerkidd.co.uk

**Disclaimer**

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in employment of Frazer Kidd LLP has any authority to make or give representations 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 Frazer Kidd LLP. 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.

## EPC

