



To Let Restaurant Unit

Ground Floor, 49 Botanic Avenue, Belfast BT7 1JL



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COMMERCIAL

028 90 500 100

SUMMARY

- Prominent restaurant unit on popular Botanic Avenue in South Belfast.
- Total area of c. 100 m2 (1,077 ft2).
- Suitable for a wide range of food uses.

LOCATION

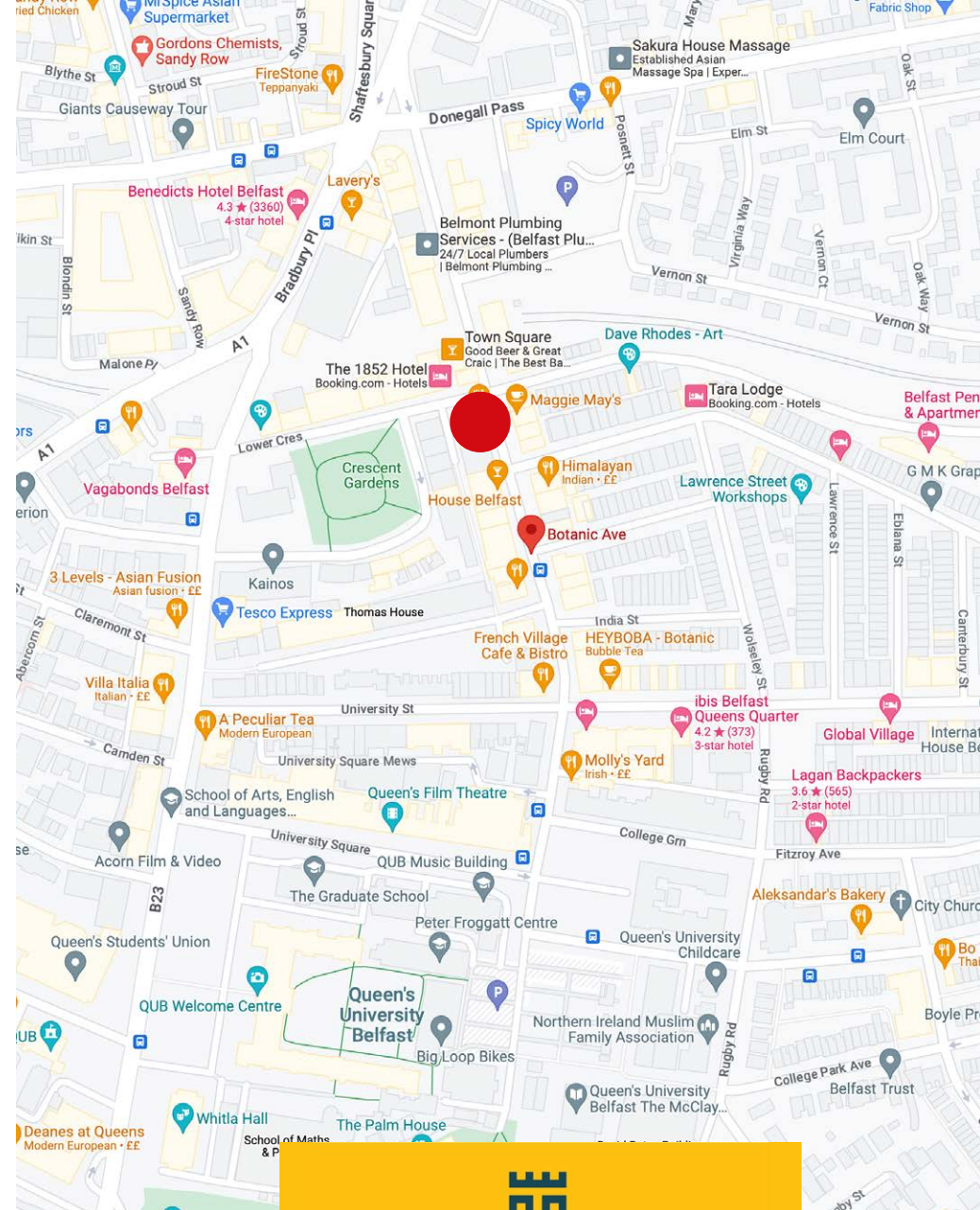
- The subject premises occupy a prominent location on Botanic Avenue, close to its junction with Lower Crescent in south Belfast.
- Botanic Avenue benefits from a high level of footfall due to its proximity to Queen's University and Belfast City Centre.

DESCRIPTION

- The unit has recently been fitted to a high specification and is finished to include ceramic tiled floor, plastered and painted walls and ceilings with fluorescent lighting, air conditioning units and food preparation area.
- Planning Permission for hot food/ restaurant use (Ref: LA04/2019/2131/F).

ACCOMMODATION

Description	Sq M	Sq Ft
All Ground Floor		
Seating/Preparation Area	85.00	911
Store 1	12.17	131
Store 2	3.25	35
WC		
Total Net Internal Area	100.09	1,077



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LEASE DETAILS

Term: 10 years.
Rent: £30,000 per annum, exclusive.
Rent Reviews: Upwards only every five years.
Repairs: The tenant will be responsible for internal repairs.
Service Charge: Levied to cover a fair proportion of external repairs, building insurance premium, management fees and any other reasonable outgoings of the Landlord.

RATES

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

NAV: £23,300

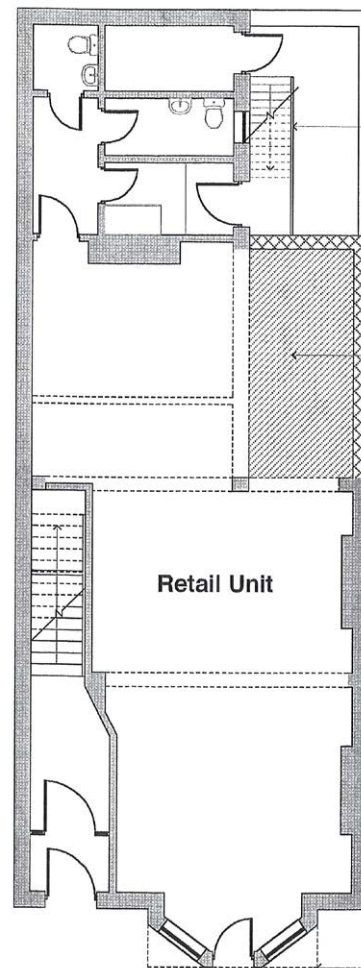
Rate in £ 2024/25 = 0.599362

Rates payable 2024/25 = £13,965.13

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.



GROUND FLOOR LAYOUT

Not To Scale. For indicative purposes only.

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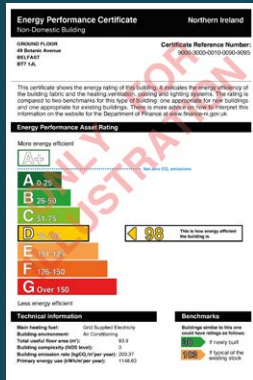
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EPC



CONTACT

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Layout Plan - Not to Scale

