

**TO LET**

# Unique kiosk opportunity on Belfast's Maritime Mile

QUEENS QUAY, BELFAST

**Lisney**

COMMERCIAL REAL ESTATE





## FEATURES

Unique opportunity to trade on Belfast's vibrant waterfront

Excellent location in close proximity to Odyssey Place, SSE Arena and Titanic Belfast

Suitable for food and beverage and retail occupiers

### LOCATION

Prime location on Belfast's historic waterfront. The subject property is located on Queen's Quay between the Lagan Weir footbridge and SSE Arena. Centrally located and highly accessible, this area is the gateway to Belfast's wider waterfront and the Maritime Mile.

Just a short walk from the city centre and Belfast's premier attractions, Titanic Belfast and SSE Arena, the area benefits from high levels of footfall (estimated at over 3 million annually) comprising leisure walkers, cyclists, workers, students, residents and visitors.

Belfast is the largest city in Northern Ireland, with a population of c. 280,000 on the last census date, and a wider population of c. 585,000 people within the Belfast Metropolitan Area. The surrounding area to Queen's Quay comprises a mix of commercial uses including retail, food & beverage, office, tourism and leisure.

Queen's Quay was established in the 1840's as the harbour began to expand and became a bustling transportation hub. The railway lines from County Down terminated here and the nearby ferry stops transported shipyard workers across the harbour to work.



## DESCRIPTION

Maritime Belfast Trust in partnership with Belfast City Council and the Department for Communities is installing a new kiosk on Belfast's waterfront as part of a programme of quick wins aimed at developing the award winning Maritime Mile as a seamless, vibrant and connected experience

Maritime Belfast, a charity established in 2007 to preserve and promote Belfast's maritime heritage, will own and manage the kiosk. The charity owns several assets including the iconic Titanic Belfast, SS Nomadic and the Great Light.

The subject is a newly designed and installed kiosk and is comprised of two closable Corten steel units. Unit 1 is fitted out to facilitate a coffee kiosk, with counter tops, sink, display areas and shelving. Note the unit will not include fittings such as coffee machine, fridge. Unit 2 is designed to facilitate the display and sale of a second commodity. This unit is comprised of shelving and presentation cases which would allow for the display of a range of commodities dependent on the successful operator. Examples that would work well include: souvenirs or artisan products such as breads, cheeses, arts and crafts etc.

The site is for day time trading hours and the successful operator would state the specific hours they propose to trade on their street trading licence applications to Belfast City Council.

Both units can be securely closed at night however, in line with the aspirations for the overall scheme, the kiosk is designed to be lit at night and have external facing display panels so that it functions as a point of interest on the Maritime Mile, even when closed. These display panels will be used by Maritime Belfast for themed artworks and promotions.

The kiosk structure is fabricated from Corten steel with a fixed, weather treated fabric awning. The kiosk will also benefit from the recent installation of an attractive planter and seating by Maritime Belfast (as indicated on the plan below). The charity has plans to further enhance the area due to its critical location on the Maritime Mile.

Maritime Belfast is committed to this project and will support the launch of the kiosk and its new operator/s as well as provide ongoing support through its annual marketing campaigns (valued at over £100K annually). The kiosk and its operator will also benefit from the charity's annual events programme which includes live music performances during the summer months and the bi-annual Maritime Festival (attracted over 80,000 visitors in 2023).

Applications are sought from operators who sell coffee/ hot drinks and a second commodity such as souvenirs, or artisan products such as breads, cheeses, arts and crafts etc. While the preference is for one tenant to operate both units, consideration will be given to applications from those who wish to operate a single unit.

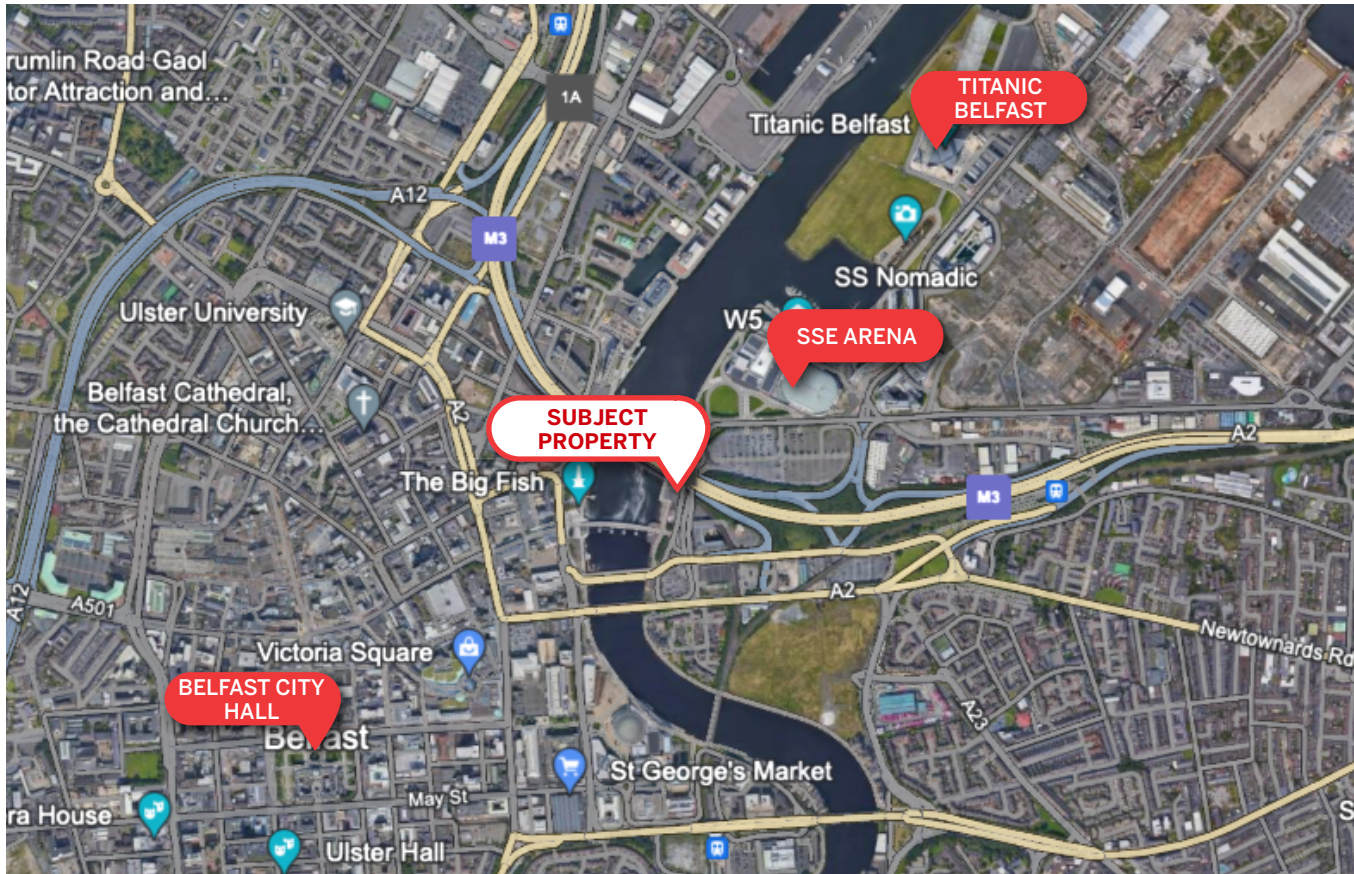
Pending construction timeline, the kiosk should be ready for internal fit out by the operator from late June/early July and made operational as soon as possible thereafter.

## SITE PLAN





## LOCATION



## RATES

To be assessed by Land and Property Services..

## LEASE DETAILS

- Rent: £6,000 per annum, exclusive (for both kiosks). Separate rents can be discussed.
- Trading Licence: This kiosk site takes in two designated trading pitches which allow for the two types of desired commodities to be sold. Each pitch requires a trading licence. If the kiosk is operational Mon – Sun then each licence costs £1,250 per annum. There is also a £150 application fee to submit each license application to BCC.
- Term: 3 year lease with annual tenant breaks
- Repairs: The kiosk will be let on effective Fully Repairing and Insuring Terms.
- Insurance: Licensees will be responsible for obtaining appropriate Public Liability and Contents Insurance, as well as contributing to the cost of insuring the kiosk/public space itself.

## VAT

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

## CUSTOMER DUE DILIGENCE

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