



finch™

To Let

1,463 - 2,201 sq ft

127-131 Royal Avenue,
Belfast, BT1 1FG

Former **Coffee Shop**

Suitable for a variety of uses:



Location

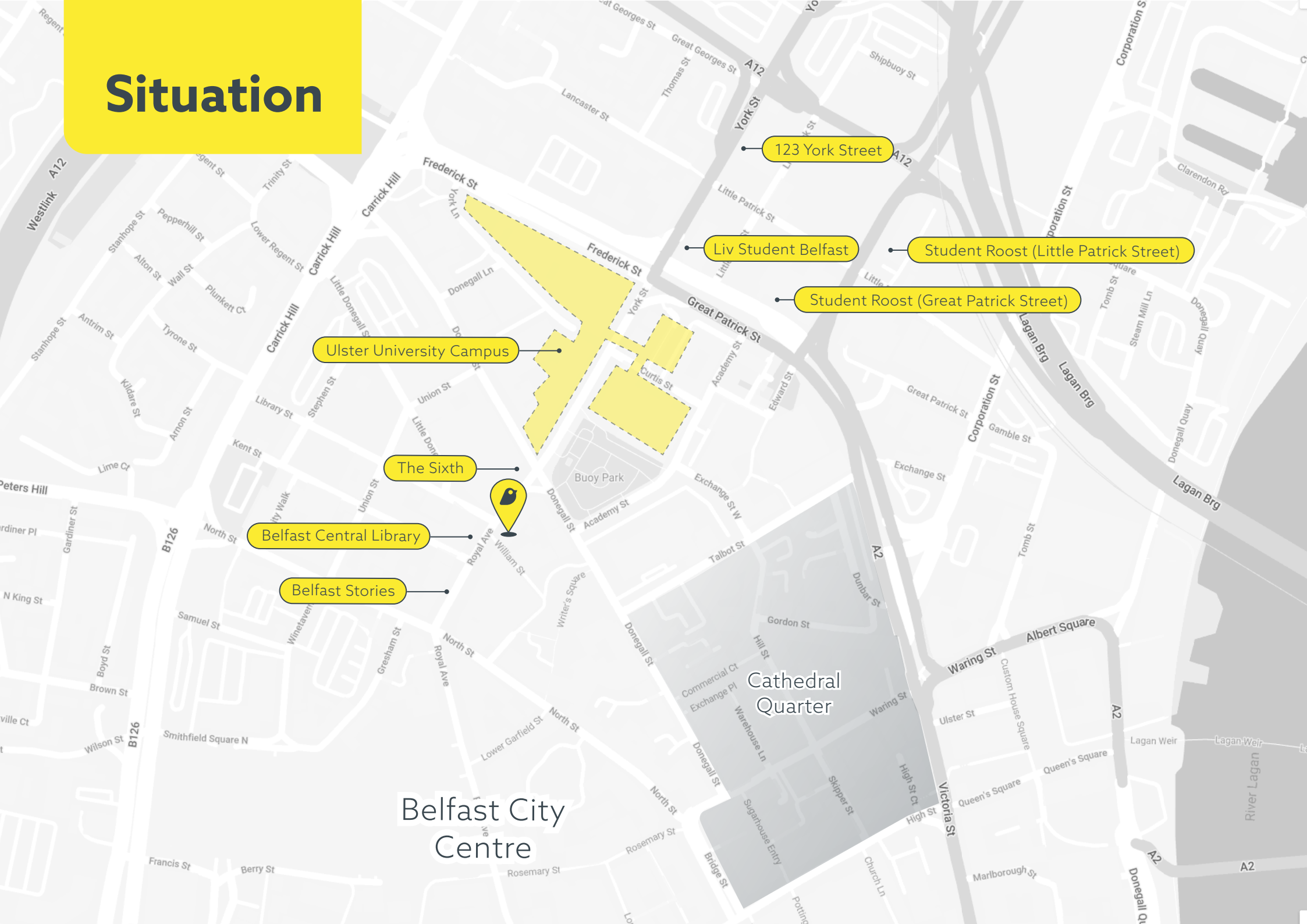
The property is located in a prominent corner location at the junction of Royal Avenue and William Street on the north side of Belfast City Centre adjacent to the Cathedral Quarter.

The area is dominated with the new University of Ulster Campus which opened in 2023. This 800,000 sq ft facility has brought over 15,000 students and 2,500 staff into the area and has been the catalyst for the development of many new purpose-built student accommodation blocks in the immediate area.

Diagonally opposite the property are two of Belfast most eagerly awaited development sites – Belfast Stories (belfastcity.gov.uk) will be Belfast's new Tourist attraction and 6,000 capacity outdoor music venue. And The Sixth, Belfast (thesixthbelfast.com) The Belfast City Council backed 230,000 sq ft office and commercial development. Belfast Central Library is directly opposite also.



Situation



Ulster University Campus

The Sixth

Belfast Central Library

Belfast Stories

123 York Street

Liv Student Belfast

Student Roost (Little Patrick Street)

Student Roost (Great Patrick Street)

Cathedral Quarter

Belfast City Centre



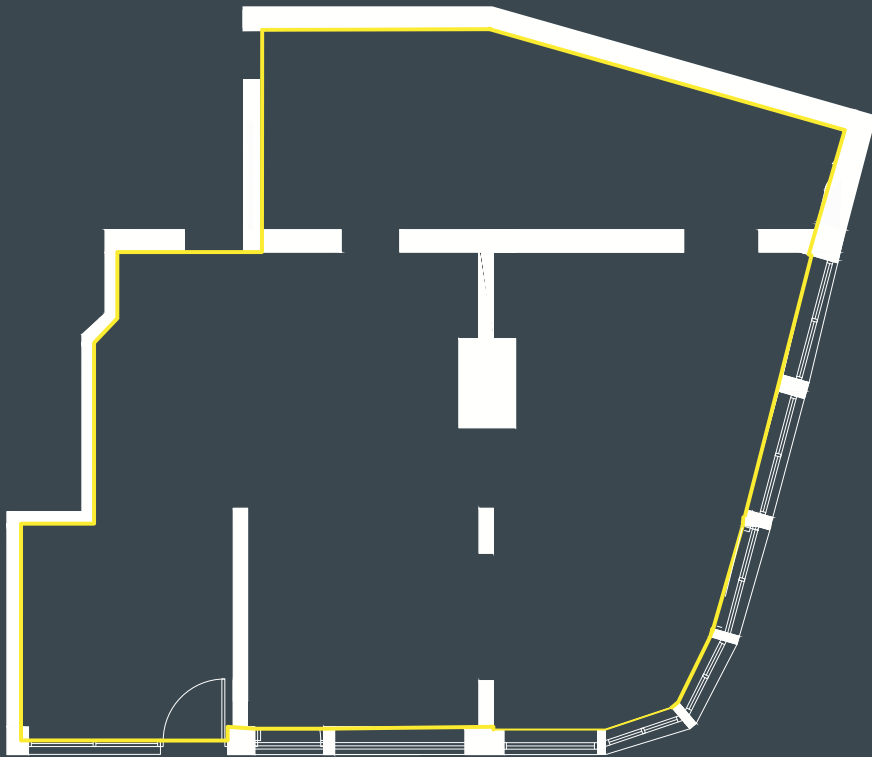
Accommodation

The property is available in its existing layout or has planning permission to be extended.

Existing

1,463 Sq Ft

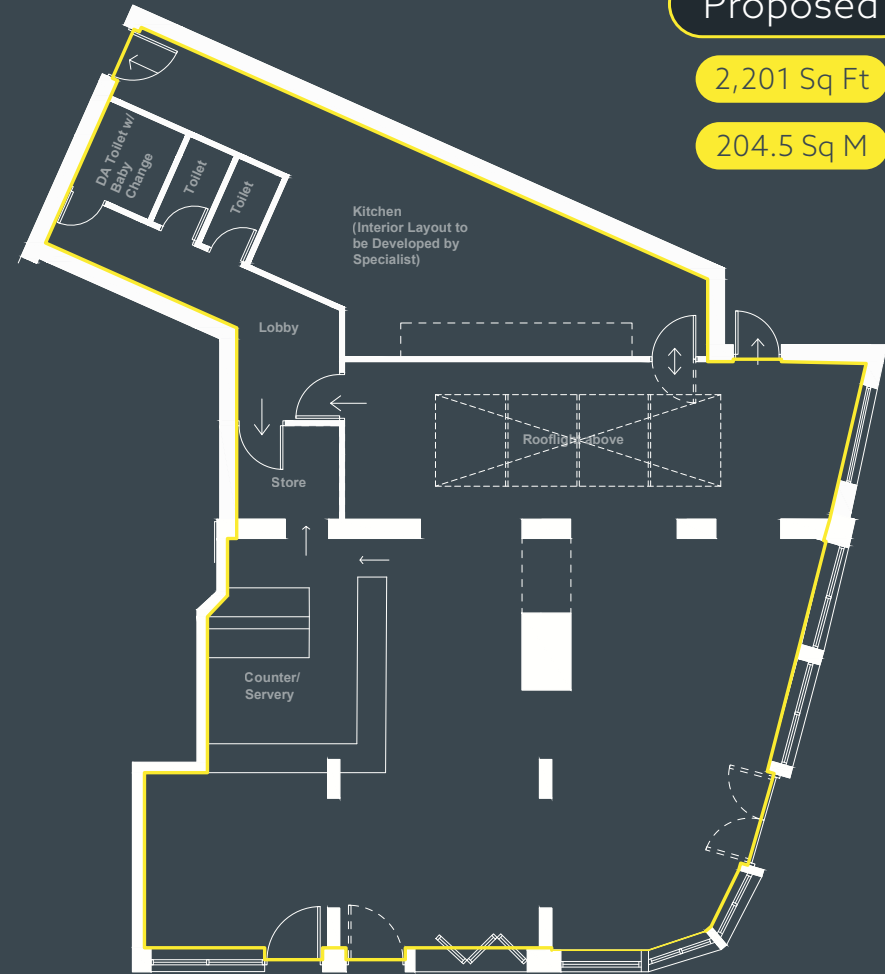
136.0 Sq M



Proposed

2,201 Sq Ft

204.5 Sq M



Lease Details

	Sq Ft	Sq M	Rent	Service Charge	Rates Payable	Insurance
Existing	1,463	136.0	£36,575	£1,076.40 P.A.	£6,866.65	£1,379.91
Proposed	2,201	204.5	£55,025	TBC	TBC	TBC

Further Information

For further information or viewing please contact:

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+44 (0) 7771 988 007

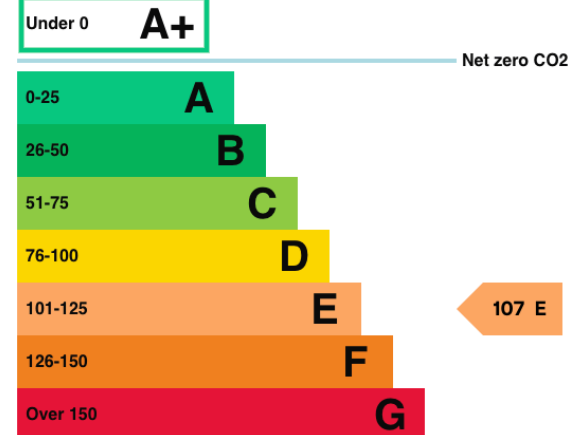
nicky@finchCRE.com

VAT

All charges and outgoings will be liable for VAT.

EPC 107 - E

This property's energy rating is E.



finchTM

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