



To Let Restaurant Premises
with potential for use as office space
1st & 2nd Floors, 13-17 Amelia Street, Belfast BT2 7GS



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

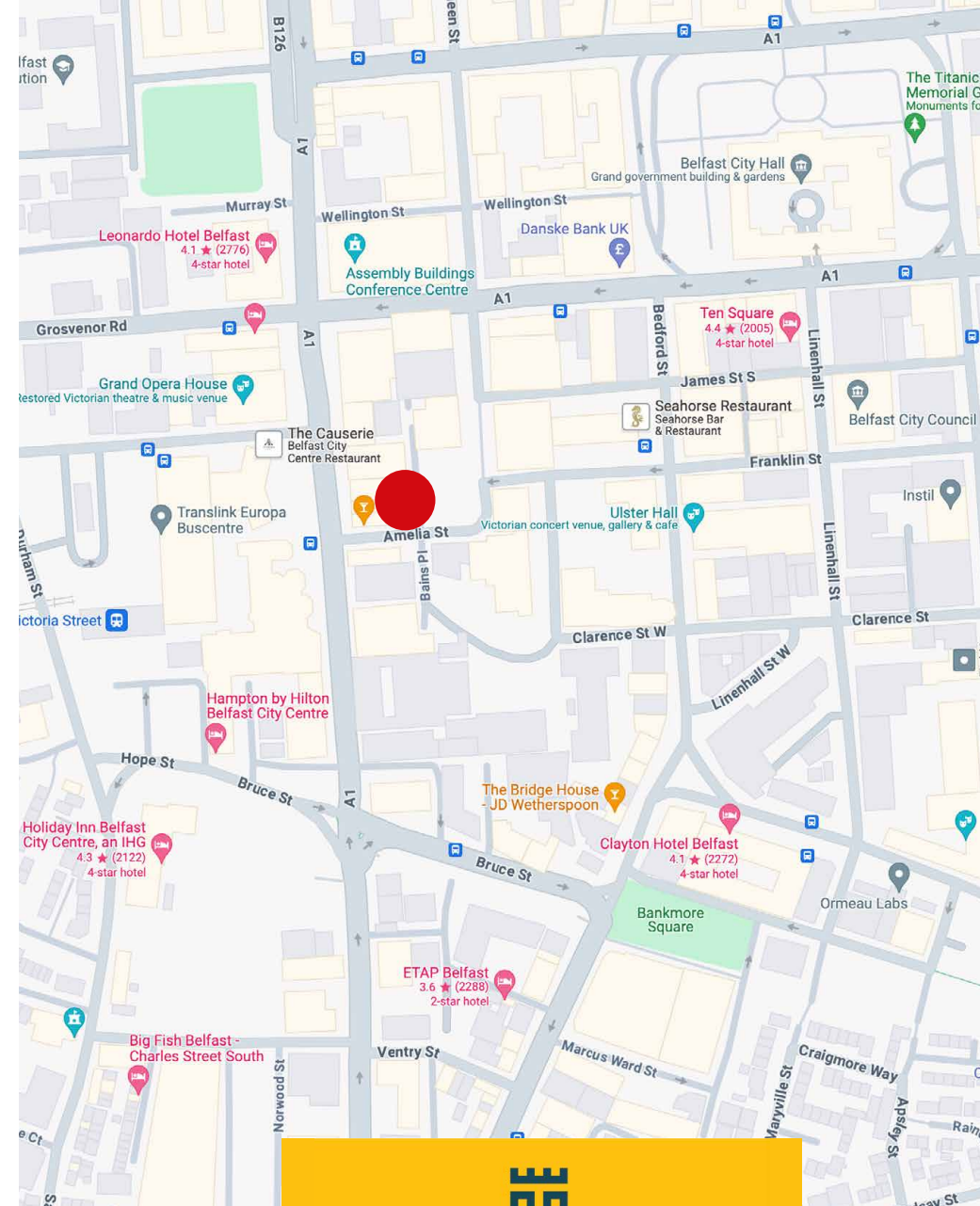
- Superb upper floor restaurant premises
- Prime location just off Great Victoria Street
- Suitable for a variety of uses

LOCATION

- Located in the heart of Belfast City Centre's Linen Quarter, this property benefits from excellent transport links via the newly built Belfast Grand Central Station and Europa Bus Centre in close proximity.
- The surrounding area is currently benefitting from large amounts of investment to include new hotels. Grade 'A' offices and student accommodation.

DESCRIPTION

- The subject premises is fitted to include a seating area, storage facilities, kitchen area and newly refurbished toilet facilities.
- Nearby occupiers include the Europa Hotel, Wineflair, Little Italy Pizzeria, Maldron Hotel and The Crown Bar
- Full planning permission obtained as per LA04/2019/2988/F
- The property is suitable for a variety of uses and office use planning consent may be attained subject to the necessary approvals.



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ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Entrance lobby		
1st Floor	Seating area	93	1,000
2nd Floor	Kitchen	56	600
Total Net Internal Area		148	1,600

LEASE DETAILS

Term:	Negotiable
Rent:	£25,000 per annum
Repairs & Insurance:	Tenant responsible for internal repairs and reimbursement of the building insurance premium to the Landlord.
Service charge:	The tenant is to be levied to cover a fair proportion of the cost of external repairs, building insurance premium and other reasonable outgoings of the Landlord.

RATES

The Net Annual Values detailed on Land & Property Services website are as follows:

1ST & 2ND FLOORS £18,400

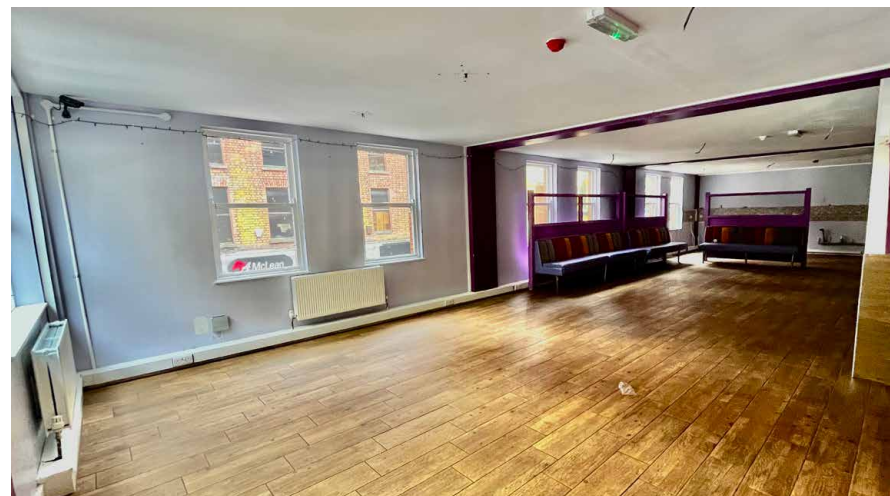
Rate in £ 2024/25= 0.599362

Rates payable 24/25 = £11,028.26

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.



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EPC

Energy performance certificate (EPC)	
101 St Paul Street 101 St Paul Street BT1 3JG	Energy rating Valid until: 8 June 2024 Certificate number: 0047 7898 7647 5346 0347
Property type: A1/A2 Retail and Financial/Professional services Total floor area: 150 square metres	
Energy rating and score	Properties get a rating from A+ (best) to G (worst) and a score.
This property's energy rating is C.	The better the rating and score, the lower your property's carbon emissions are likely to be.
	
How this property compares to others	
Properties similar to this one could have ratings:	
If newly built: 	
If typical of the existing stock: 	

CONTACT

For further information or to arrange a viewing contact:

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