



Instinctive  
Excellence  
in Property.

# To Let

## (Due to relocation of A Peculiar Tea)

Prominent Restaurant Property  
1,605 sq ft (142 sq m)

44 University Road  
Belfast  
BT7 1NJ

RESTAURANT



# To Let

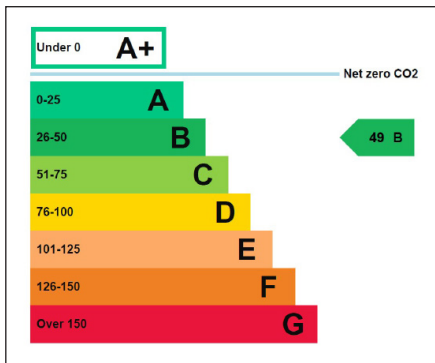
**(Due to relocation of A Peculiar Tea)**

**Prominent Restaurant Property**  
**1,605 sq ft (142 sq m)**

44 University Road  
Belfast  
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## RESTAURANT

### EPC



### Location

The premises occupy a highly visible position on University Road, one of the city's main arterial routes within the affluent South Belfast and only a short distance from Belfast City Centre. The location benefits from a high volume of footfall and passing trade due to its close proximity to Queens University. Nearby occupiers include Tesco, Queen's Film Theatre, the Ulster Museum and a number of offices, financial services, restaurants and coffee shops.

### Description

The prominent property comprises a Listed mid terrace 3 storey building with enclosed fenced area to the front onto University Road. Internally the property provides ground floor kitchen & preparation areas to the rear and dining/sales area to the front. There are further dining/sales area to the first floor front and ample WCs facilities located at the rear. The second floor provides office and stores rooms.

The building is in good condition and will require a 'catering equipment' fit out by the new tenant once A Peculiar Tea vacates as existing bars/cabinetry will remain.

### Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor	867	80.6
First Floor	423	39.3
Second Floor	315	29.4
<b>Total</b>	<b>1,605</b>	<b>142</b>

### Lease Details

**Term:** Negotiable  
**Rental:** £27,500 per annum exclusive  
**Repair/Insurance:** Full repairing and insuring lease

### VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

### Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.



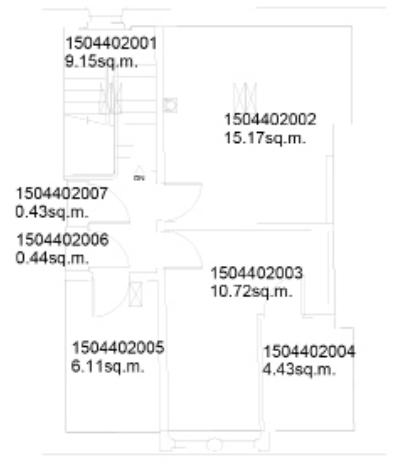
# Rates

We have been advised by the Land and Property Services of the following:

**Net Annual Value:** £11,500  
**Rate in the £ for 2024/2025:** £0.599362  
**Estimated rates payable:** £6,892

The tenant may be liable for Small Business Rates Relief of up to 20% as the NAV is below £15,000. Please check with Land and Property Services (LPS).

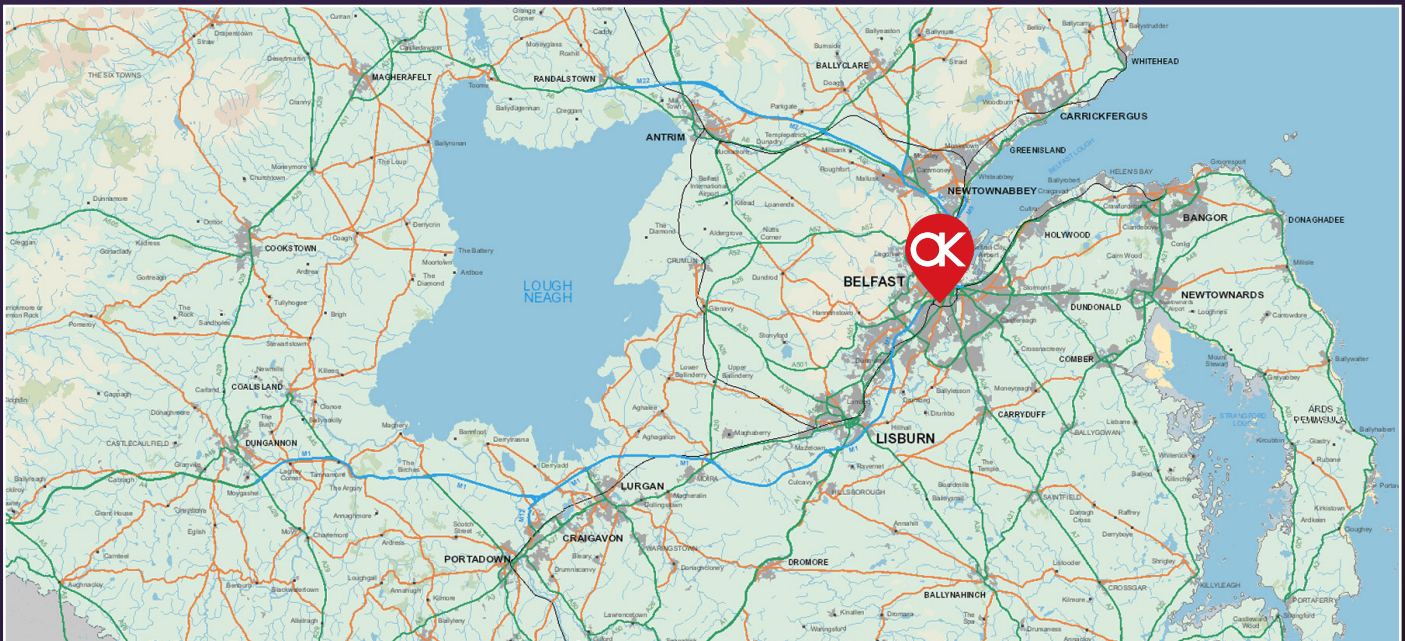
Existing (June 2024)



Ground Floor

First Floor

Second Floor



MARK CARRON: 📞 028 9027 0016 📠 079 8099 9149 ✉ mark.carron@osborneking.com

CHARLOTTE BLAIR: 📞 028 9027 0047 📠 079 5620 7675 ✉ charlotte.blair@osborneking.com

Osborne King, 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD

📞 028 9027 0000 ✉ property@osborneking.com 🌐 www.osborneking.com 📺 📷 📱

## CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/uk/si/2017/692/made>). 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 Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

## MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.