

For Sale / To Let – Belfast City Centre Licenced Premises Opportunity

10 - 14 Tomb Street, Belfast, BT1 3AS



Substantial 3 Storey Bar / Nightclub extending c. 5,700 sq ft fitted to a high standard and "ready to go"



Belfast City Centre location beside Cathedral Quarter.



Located in close proximity to the new Ulster University Campus benefiting from high numbers of students in the immediate area



On street parking surrounding the property.



7 day a week 3am Entertainment Licence with 600 person capacity



Location

The property occupies an accessible city centre location adjacent to Custom House Square, the Cathedral Quarter and only a 5 minute walk from the Ulster University Campus. The area is dominated by Ulster University buildings and as a consequence high levels of students live and study in the vicinity.

The location is well connected to both the road network and the public transport system. The SSE arena and Titanic Quarter are also convenient within a 10 minute walk.



Description

- Attractive single storey red brick building leading into a 3-storey building to the rear of the site.
- Ground floor consist of a front bar with entertainment stage to the front. There is a fully furnished lounge area with W/C facilities and a keg room to the very rear of the building. There is a disabled W/C also available on this floor.
- First floor has a cloakroom, DJ booth and dance floor. Accompanied with a fully fitted bar servery. There is a mezzanine / VIP area above dance floor with toilets to the rear. Staff room and storage space are also located above.
- Sheltered outdoor smoking area with a DJ booth and bar container. Speakers already installed outside.

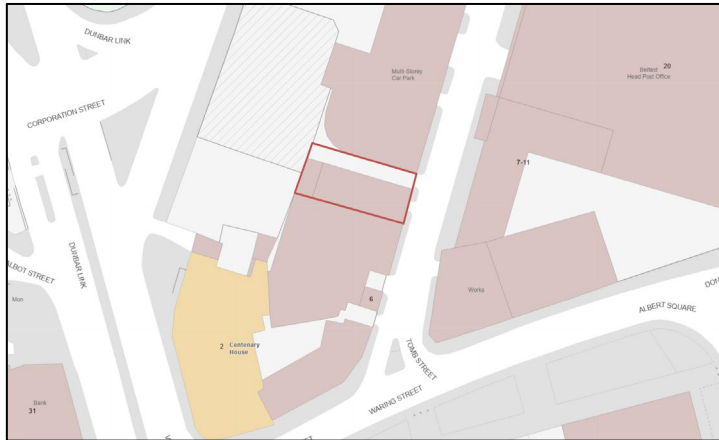
Accommodation

We have been provided with floor plans (available on request) showing the following Gross Internal Areas:-

Description	Sq m	Sq ft
Gross Internal Area	530.57	5,711

Site Area

The property occupies a site area of approximately 0.1 acres.



Title

We understand the property is held freehold or long leasehold subject to a nominal ground rent (if applicable).

NAV

NAV £50,400
Rate in £ (2024/2025) £0.599362
Rates Payable £30,207 p.a.

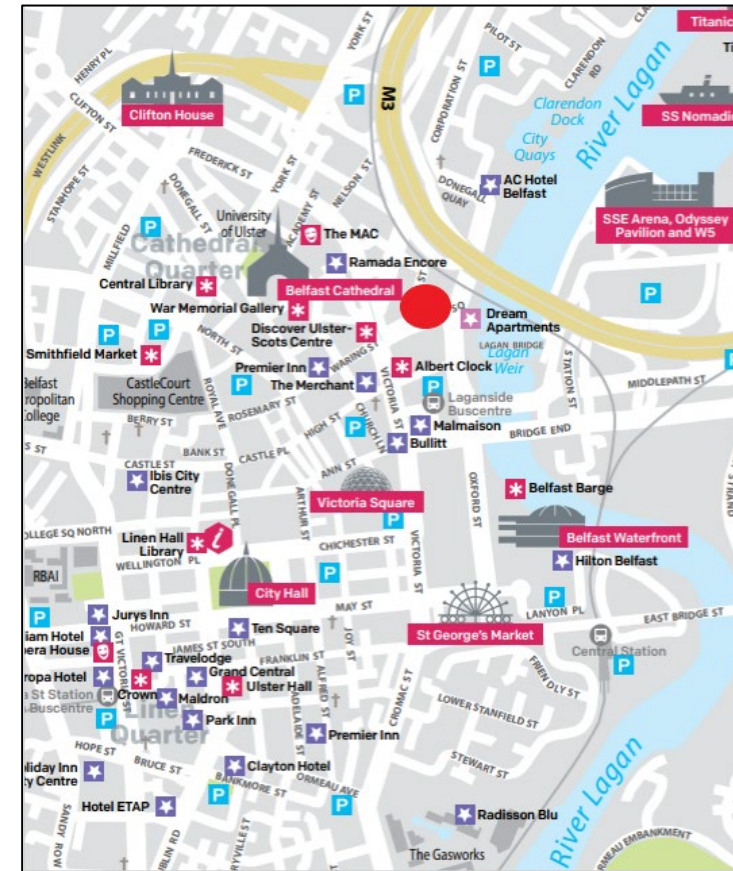
Price / Rent

Offers in the region of £1.3million, for the freehold / long leasehold interest, licence, fixtures and fittings.

Alternatively, consideration will be given to rental proposals on the basis of a 10 year lease with a 5 year rent review and an initial rent of £125,000 per annum exclusive.

VAT

All prices and rentals quoted are exclusive of, and may be subject to VAT.





Common Market

St Annes Square

Cathedral Quarter

Custom House Square

5 min walk from Ulster University

Subject Property

Proposed 19-Storey Apartment Development

Elkstone Student accommodation site

To find out more, please contact:

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