



To Let/For Sale Restaurant Premises
Restaurant Unit C, No 1 Lanyon Quay, Belfast BT1 3LG

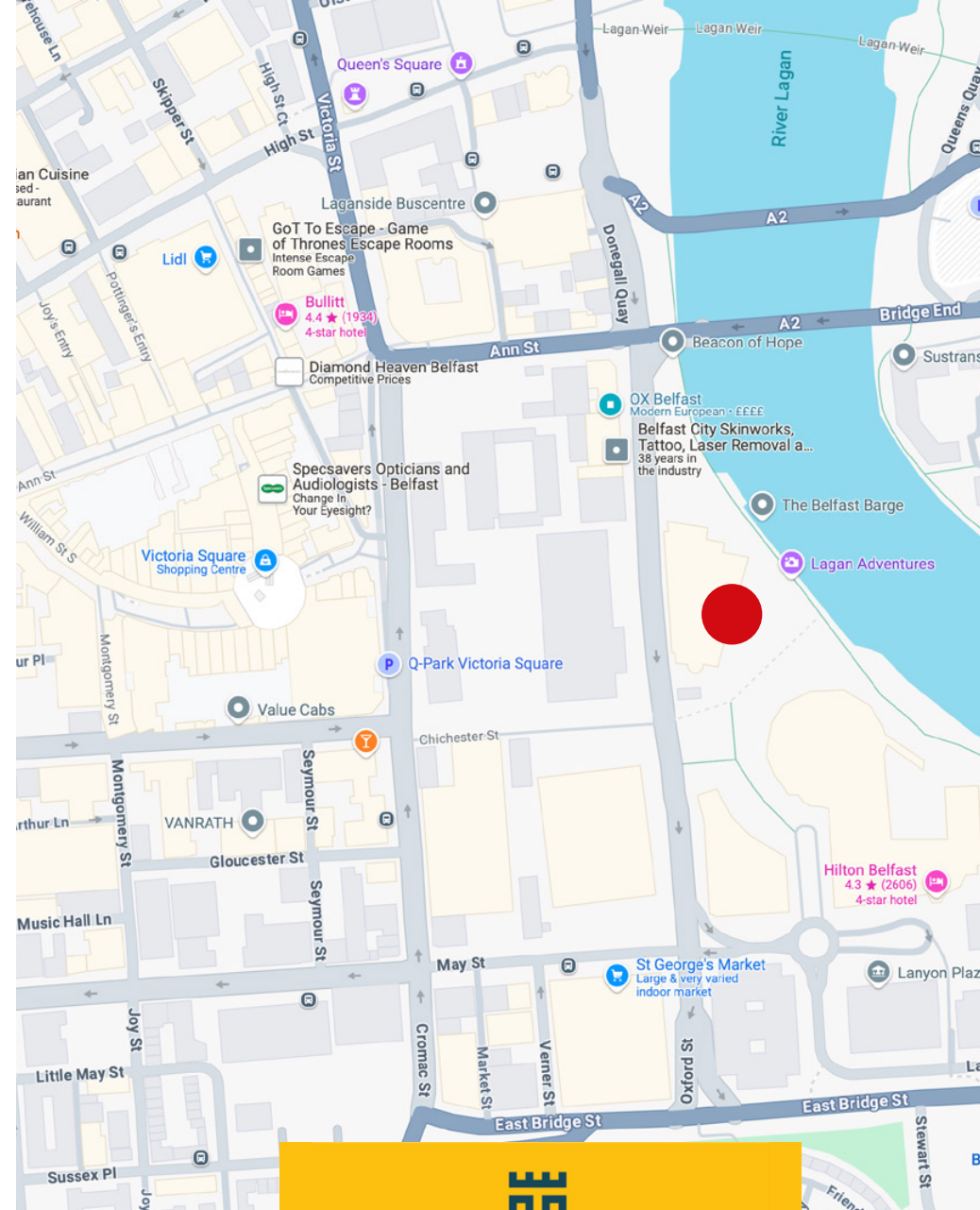

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LOCATION & DESCRIPTION

- One Lanyon Quay is an exclusive development situated on the main promenade area overlooking the River Lagan and adjacent to Belfast Waterfront Hall and Law Courts.
- The subject property comprises an extensive restaurant unit occupying a prominent site within the ground floor of the scheme.
- The area has attracted high profile occupants such as Millars Grill & Seafood, Datatics, Charles Gilmore Fine Art Dealer and Clarity Telecom.
- The premises are currently utilised as a restaurant, or can be used as a variety of uses, subject to planning.
- It is finished to include restaurant seating area , bar servery, open plan kitchen, rear stores and ancillary mezzanine toilets, offices and stores.
- Basement car parking is available at an additional Licence fee.

ACCOMMODATION

Description	Sq M	Sq Ft
Ground Floor	430.75	4,636
WC		
Mezzanine	53.79	579
WC		
Total Area	484.58	5,216



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LEASE DETAILS

Term: 10 years
Rent: £75,000 per annum, exclusive
Repairs & Insurance: Tenant responsible for internal repairs and reimbursement of a fair proportion of the building's insurance premium which is currently estimated to be £2,630 per annum.
Service Charge: A service charge will be levied to cover the cost of external maintenance and repairs, upkeep of the common areas and management fees.
The Service Charge for this unit is currently £8,913 per annum, exclusive together exclusive together with the Head Landlord's service charge of £2,036 per annum, exclusive.

SALES DETAILS

Title: The property is held under a long lease, subject to a nominal ground rent.
Price: Offers in excess of £875,000, exclusive.

RATES

NAV: £66,200.00
Rate in £ 2024/25 = 0.5993619
Therefore Rates Payable 2024/25 = £ 39,677.76

* Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All prices, outgoings and rentals are exclusive of, but will be liable to value added tax.



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EPC

Awaiting EPC

CONTACT

For further information or to arrange a viewing contact:

Ryan McKenna

rmck@mckibbin.co.uk

Ben Escott

be@mckibbin.co.uk

McKibbin Commercial Property Consultants

Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

02890 500 100

property@mckibbin.co.uk

www.mckibbin.co.uk

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