

TO LET – HOT FOOD PREMISES

9 QUEENS ROAD, BELFAST, BT3 9DT

CBRE NI
PART OF THE AFFILIATE NETWORK



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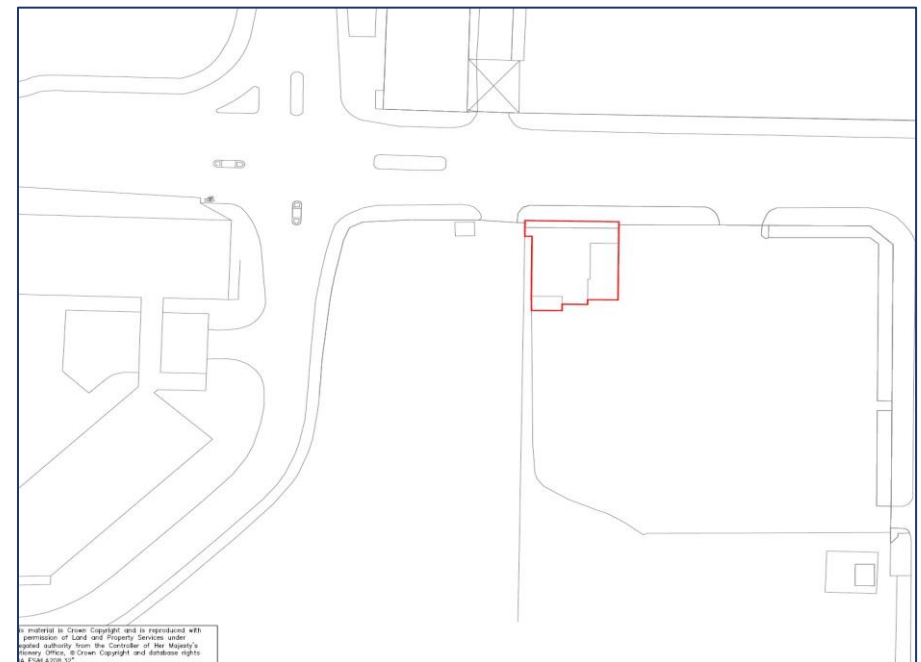
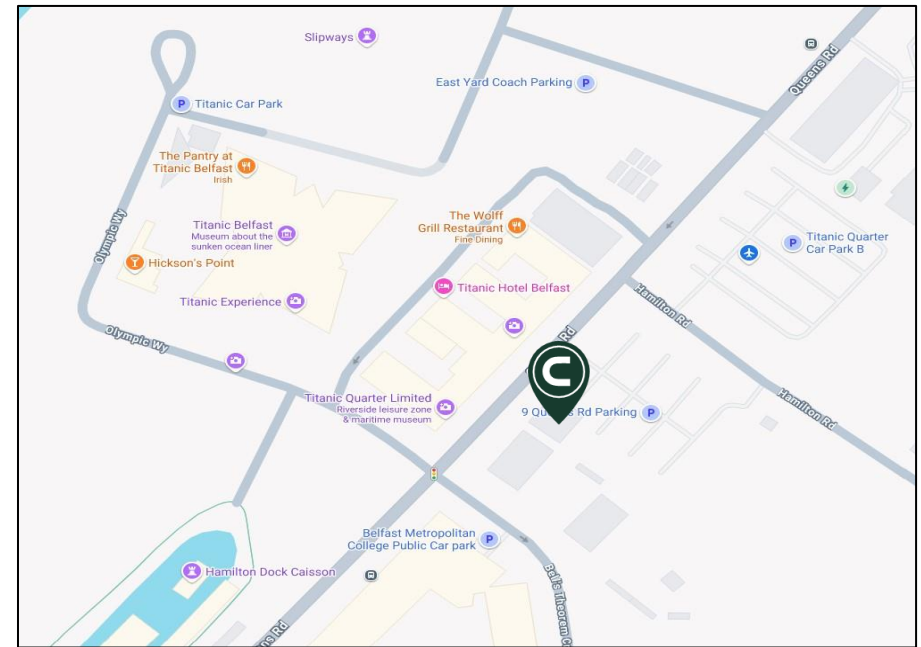
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Location

The unit is located along Queens Road, Belfast. To the north west of the site is an existing car park and opposite is Titanic House and Titanic Belfast building. The surrounding area is within Titanic Quarter which is one of Europe's largest urban waterfront regeneration projects with a mixture of commercial, recreational, restaurants, educational and residential. The unit is in close proximity to the Arc where tenants include Spar and Subway. The Arc retail units are situated on the ground floor of the Arc apartments on Queens Road, close to its junction with Sydenham Road. The SSE Arena and Olympic House are also situated nearby.

Description

The premises comprise a standalone ground floor unit which has planning for a restaurant with take away facility (2014/0173/F). The building is finished in red brick with a flat roof including a projecting roof/canopy. Internally, the unit is open plan with a kitchen area towards the rear. The unit benefits from WC facilities and enclosed service yard area. The adjacent car park is owned by Titanic Quarter. Therefore, the use of any spaces would have to be paid for as a member of the public or a deal negotiated directly with Titanic Quarter.



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Accommodation

Floor	Area (Sq Ft)	Area (Sq M)
Ground	1,424	132.33

Lease Details

Rent	£15,000 p.a.
Term	Maximum 3 years
Repairs/Insurance	Full repairing and insuring basis

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £9,400. The rate in the £ for 2024/25 is £0.599362. therefore, the estimated rates payable are £5,634.

VAT

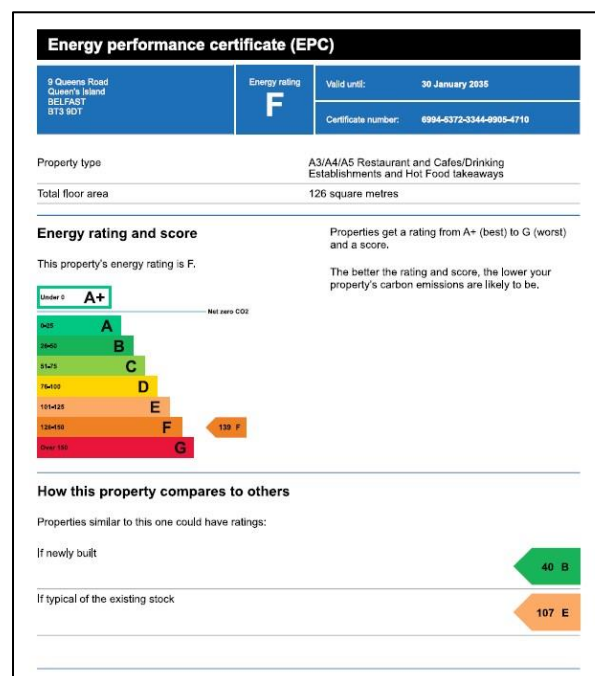
All prices are quoted exclusive of VAT, which may be payable.

AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of the mandatory anti-money laundering checks. .

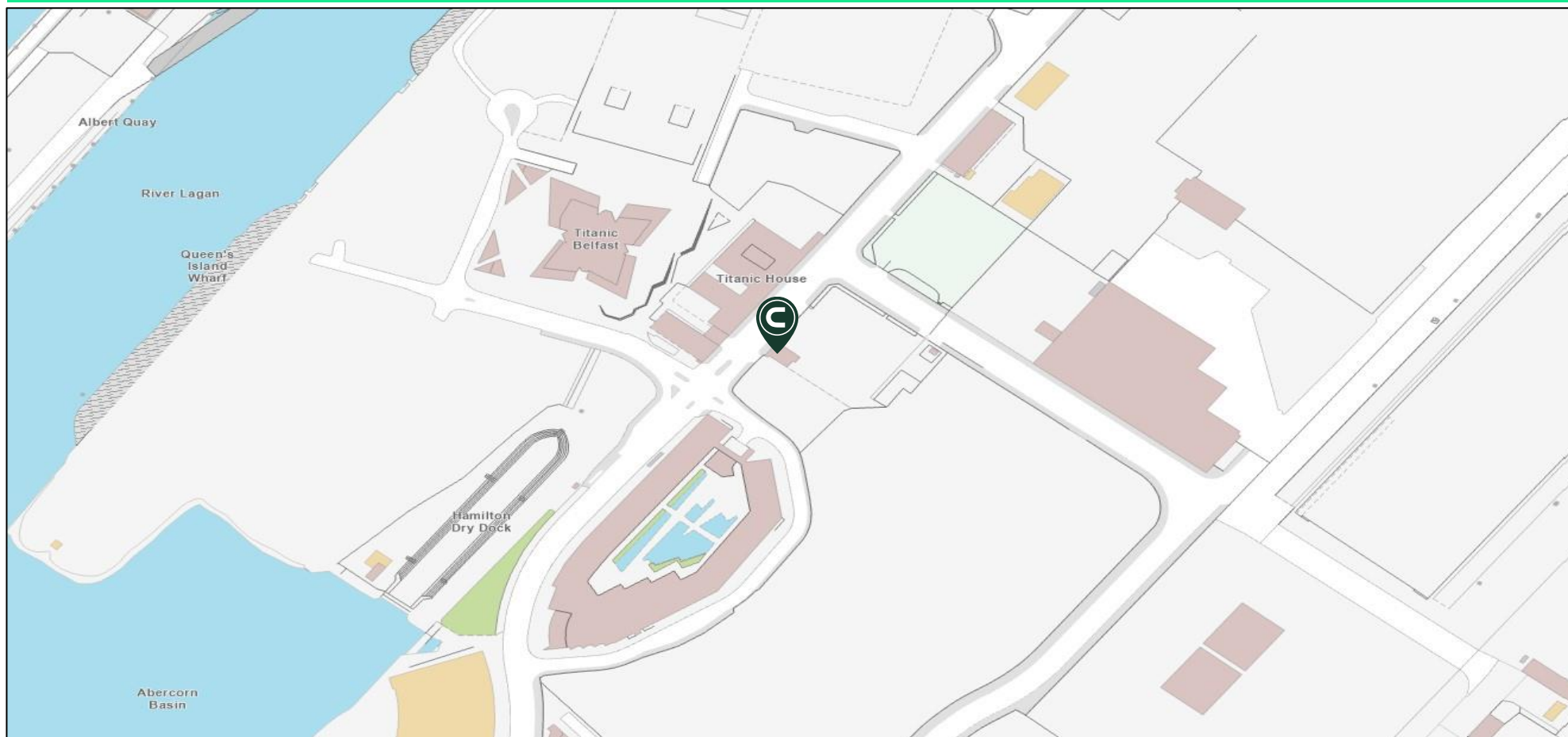
EPC

The property has been rates as F-139 under the EPC regulations. A copy of the certificate is available upon request. .



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Contact Us

Stephen Smith

T: +44 (0) 7976 523 666

E: stephen.smith@cbreni.com

Rory Kelly

T: +44 (0) 7557 760 331

E: rory.kelly@cbreni.com

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