

**Available
1st July
2025**



To Let

15—17 Brunswick Street, Belfast BT2 7GE

Prime Belfast City Centre Ground Floor Restaurant

BEACON
PROPERTY

Location

Belfast is the capital city of Northern Ireland with a population extending to approximately 650,000, the 15th largest city in the UK, and a catchment population in excess of one million people within a 20 minute drive time. The city is situated approximately 104 miles north of Dublin and 75 miles south east of Derry/Londonderry.

The subject restaurant is located in the heart of Belfast City Centre between Brunswick Street and McClintock Street, overlooking the public space of Blackstaff Square. Due to its unrivalled location within one the City's most vibrant and thriving areas, the property enjoys excellent connectivity, positioned just a short walk from Belfast City hall, the main shopping district, leading hotels and a diverse array of restaurants, cafes and bars in the immediate area.

Within close proximity is access to major public transport links, including the new £340M Belfast Grand Central Station, deemed the largest integrated transport hub on the Island of Ireland, which is expected to see some 20 million customer journeys each year.

Brunswick Street itself is earmarked for investment with Queen's University announcing further investment in student accommodation with the acquisition of a nearby site which will see the university investing £100m in another 460 student rooms at this location and two others in the city centre. Around 45,000 full-time students already live in Belfast, but Queen's has said 3,000 more rooms will be needed in the next five years for its attendees alone.

Due to its popular location numerous hotels and eateries are located in the area to include the likes of Travelodge Hotel, Maldron Hotel, Leonardo Hotel, Fitzwilliam Hotel, Europa Hotel, Grand Central Hotel, The Flint Hotel, Robinsons/Fibber Magee's Bar, The Crown Bar, Belfast Opera House, Ulster Hall, James Street Restaurant, Deanes Restaurant to name but a few.

Description

The subject unit is currently fitted out to the

current tenants specification however it is expected an incoming tenant may wish to reconfigure and re-fit to their corporate image with drawings etc to be prior approved.

Accommodation

The property provides the following approximate areas:

Description	Sq. ft	Sq. m
Ground Floor	3,297	306.3
External Bin	44	4.1
Total:	3,341	310.4

Lease Details

Term: 15 year lease with upward only rent review every 5 years

Rent: £85,000 per annum exclusive

Repairs: Effective full repairing & Insuring terms by way of provision for a service charge for maintenance and repair of external areas / structure & communal areas.

Building

Insurance: The tenant is to reimburse the landlord in relation to a fair and reasonable proportion of the insurance premium.

NAV

NAV: £45,200
Rate in £ 2025 / 26 £0.626592
Rates Payable (Approx) £27,091 per annum

Availability

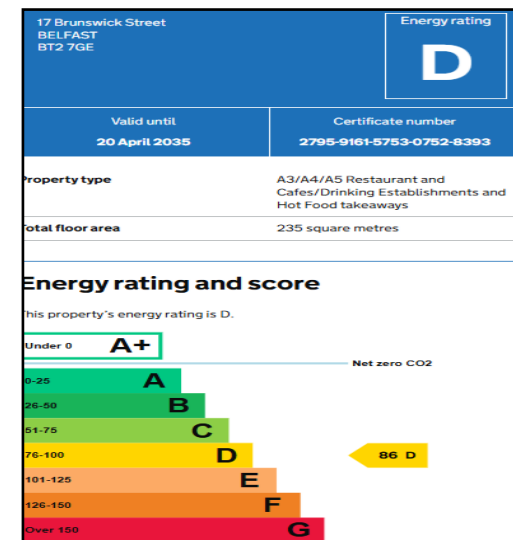
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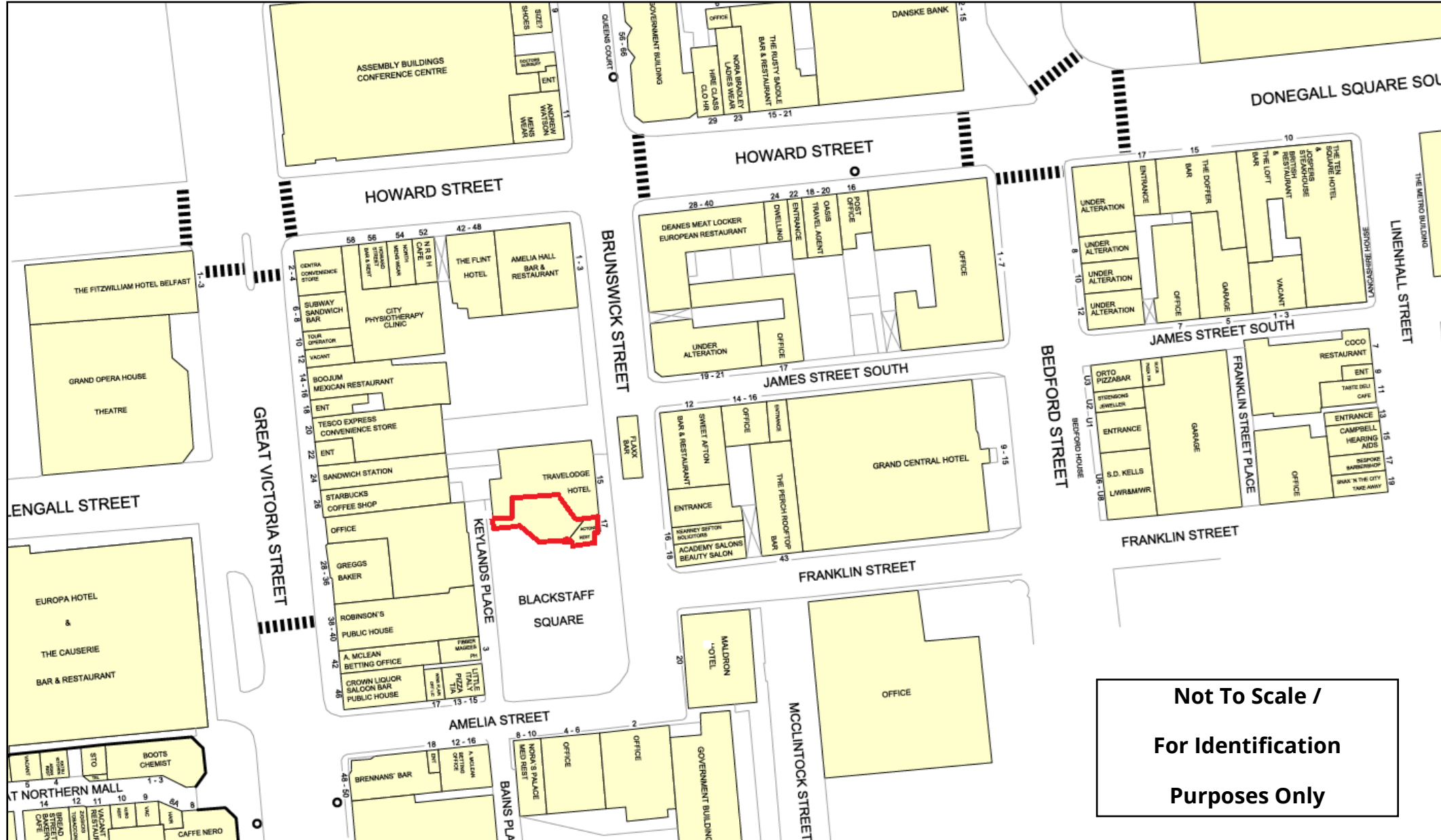
VAT

We understand the property has been VAT elected and so VAT will be chargeable on the above figures.



Not To Scale / For Identification Purposes Only





For further information or to arrange a viewing, please contact:-

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