

FOR LEASE

# COMMERCIAL PREMISES

## Former Restaurant Use

44 University Road  
Belfast  
BT7 1NJ



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## 44 University Road

### KEY BENEFITS

- Prominent Ground floor Premises
- High Profile Location in Belfast
- High level of Passing Footfall and Traffic
- Former restaurant use and fit out.

### 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.

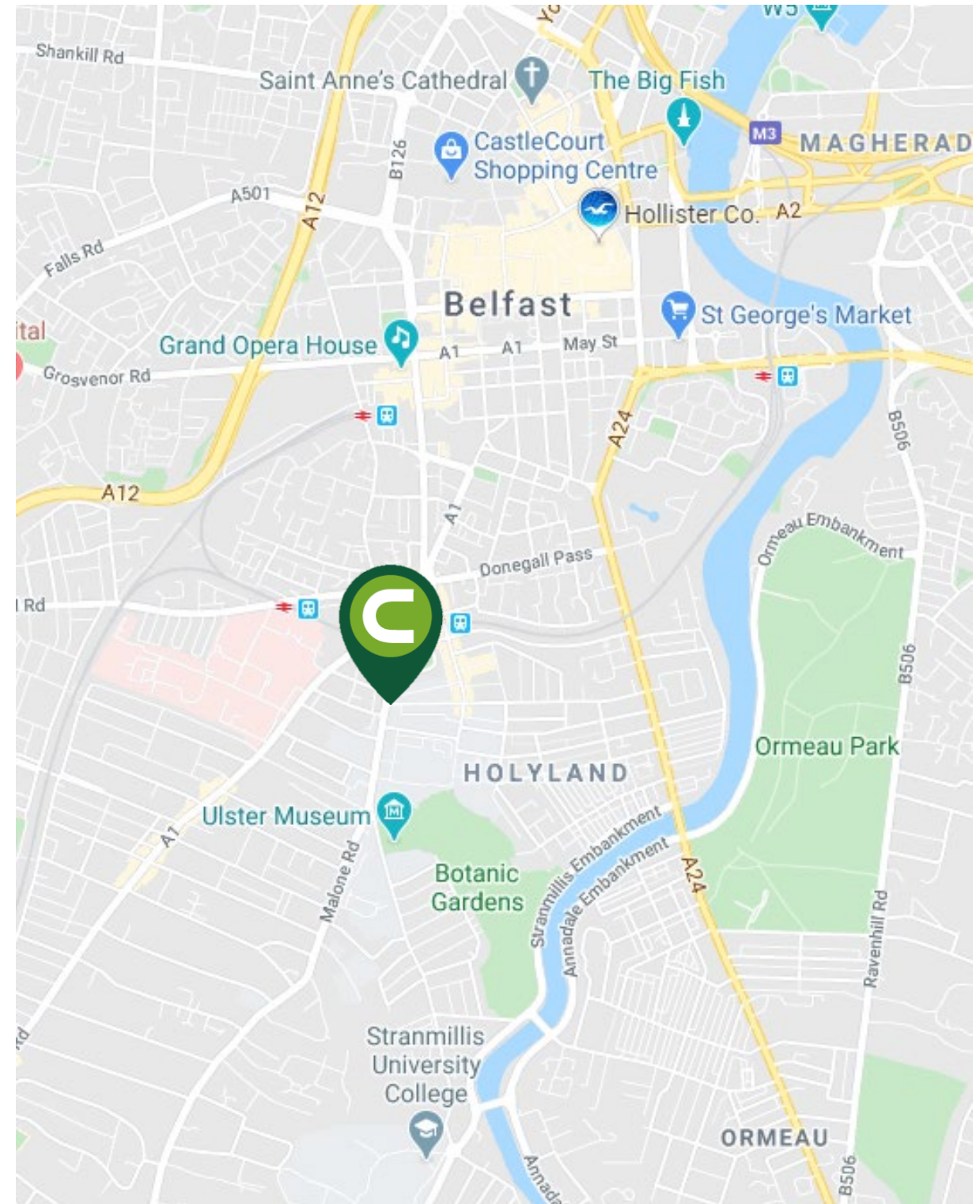
The location benefits from a high volume of footfall and passing trade due to its close proximity to Queens University. Nearby occupiers include Tesco, Blackwells, The Pocket Coffee and a number of offices, financial services, restaurants and coffee shops.

### DESCRIPTION

The subject premises extends over 3 floors to include: -

- Ground Floor kitchen
- Ground and First floor dining areas with feature glazed roof lantern at ground floor
- Modern, separate WCs located at First Floor
- Office and 2 stores located at second floor level
- The restaurant provides approximately 90 covers, plus bar seating at ground and first floors. The first floor lends itself to private dining

It is understood that the building has Grade B1 Listed status.



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### ACCOMMODATION

Area				
GF	867	Sq ft	80.6	Sq m
FF	423	Sq ft	39.3	Sq m
SF	315	Sq ft	29.4	Sq m
Overall	1,605	Sq ft	142	Sq m

Floor plans can be made available on request.

### TENURE

Term	Negotiable
Rent	£25,000 per annum, exclusive
Repairs / Insurance	Full repairing and insuring lease terms

### RATEABLE VALUE

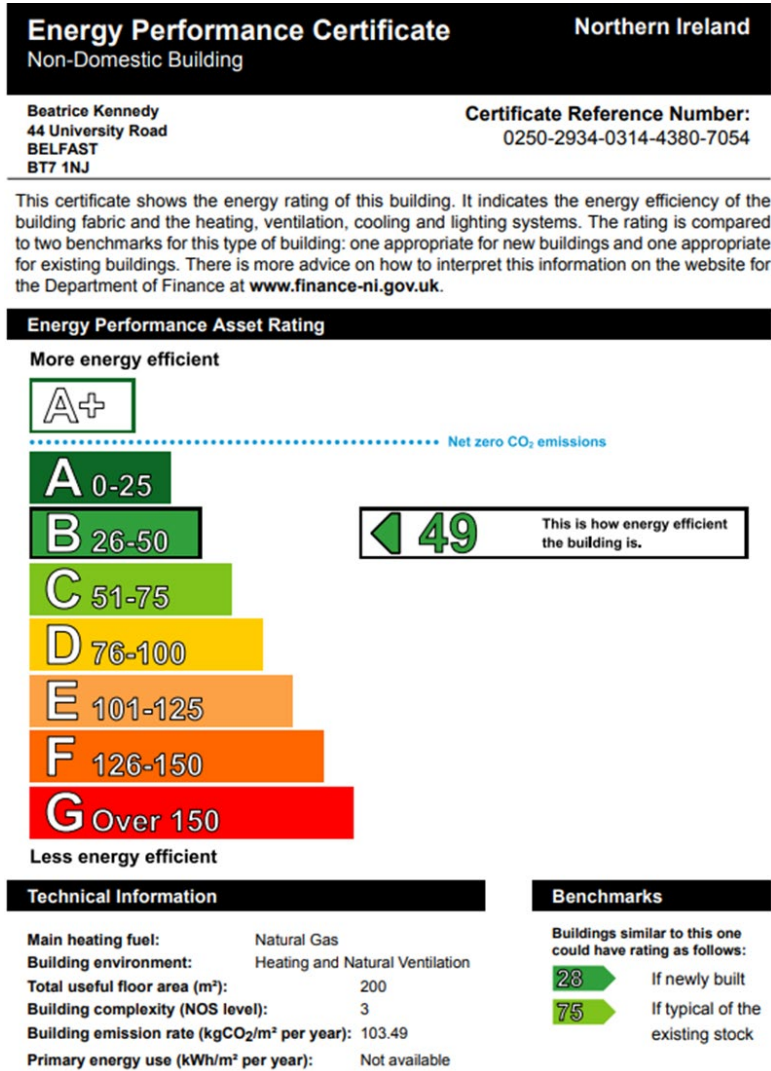
We have been advised by Land and Property Services that the rateable value is £10,800.00.  
The rate in the £ for 2019/20 is £0.6141 therefore the rates payable for the current year are £6,632.66.

### VAT

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

### EPC

The building has been rated as B-49 under EPC regulations. A copy of the EPC Certificate is available below and can be made available on request





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**44 University Road**

**PHOTOGRAPHS**



## CONTACT US

**Alana Coyle**

t: 028 9043 6927  
e: [alana.coyle@cbre.com](mailto:alana.coyle@cbre.com)

**Laura Galloway**

t: 028 9043 6746  
e: [laura.galloway@cbre.com](mailto:laura.galloway@cbre.com)

**CBRE**

The Linenhall,  
32-38 Linenhall Street  
Belfast,  
BT2 8BG  
t: 028 9043 8555  
[www.cbre.co.uk/ni](http://www.cbre.co.uk/ni)