

LICENSED RESTAURANT FOR SALE

UNIT 4, ST ANNE'S SQUARE, BELFAST, BT1 2LR

CBRE NI
PART OF THE AFFILIATE NETWORK



SAINT
ANNE'S
SQUARE

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Key Benefits

- Well configured modern restaurant
- Prominent city centre location close to the Ulster University Campus
- Potential to enhance food and beverage revenue streams

Location

Located within the highly successful Saint Anne's Square development the subject property is at the heart of Belfast's Cathedral Quarter. This location enjoys excellent levels of pedestrian footfall and a thriving nightlife. Over 100 privately owned apartments are located within St Anne's Square and the property enjoys first class adjacencies including Pure Gym, House of Zen, Coppi and The MAC. The development is served by excellent infrastructure links with easy access to the Westlink, M2 motorway and Sydenham Bypass. Well renowned bars such as the Duke of York and Harp Bar are also in close proximity.

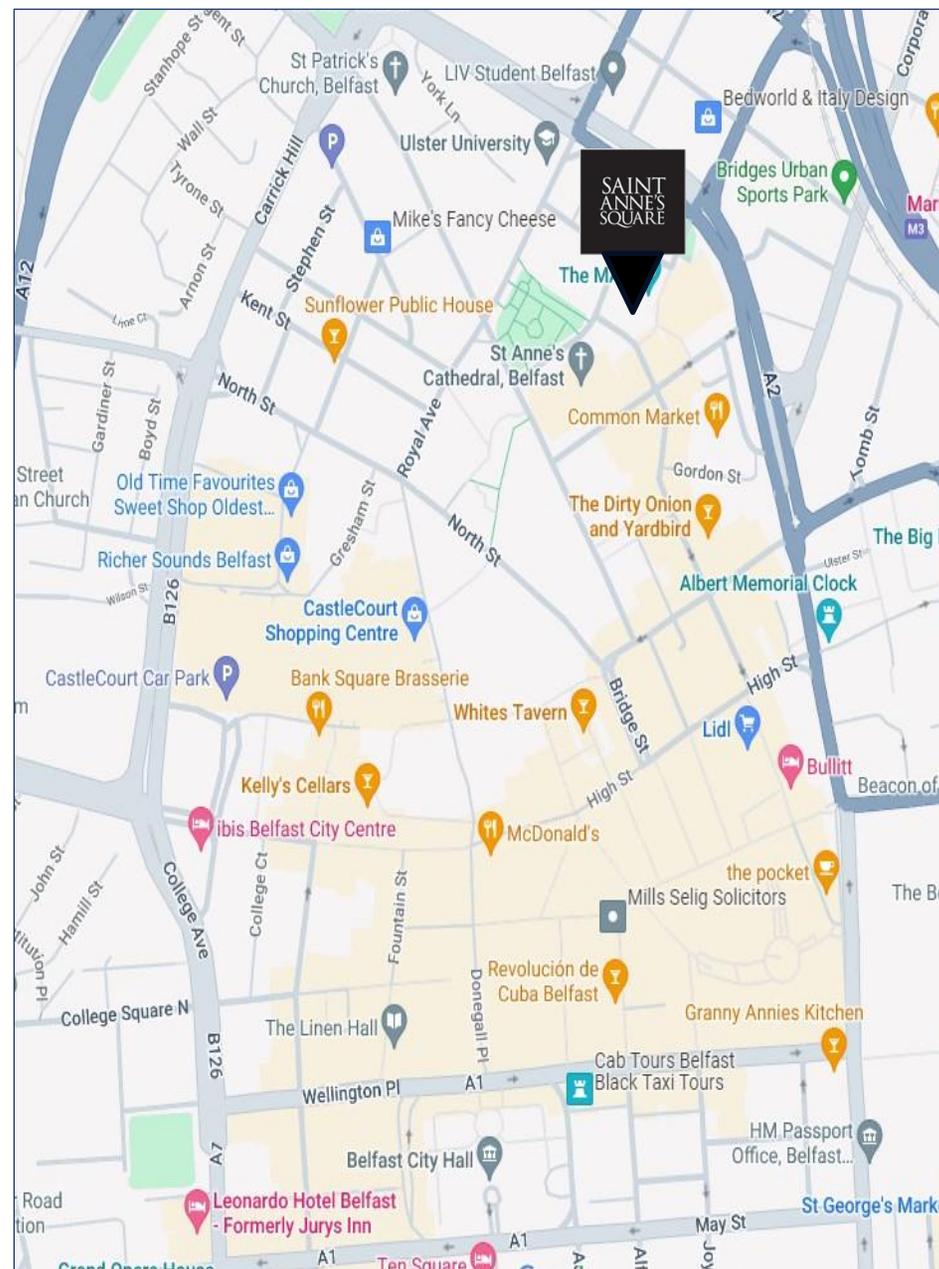
St Anne's Square – Key Information:

- The new Ulster University Campus opened in September 2022 with an estimated 15,000 students and staff working and studying here on daily basis
- The surrounding area comprises several new purpose-built student accommodation schemes providing approximately 3,000 student beds
- Approximately 227,055 people visited MAC building in 2022
- The development is served by a multi-storey car park offering 540 spaces.

Description

The property is finished to a very high standard providing ground floor restaurant accommodation and associated services. The unit comprises a fitted contemporary licensed restaurant providing approximately 54 covers.

The property benefits from extensive frontage on to St Anne Square and which also provides an outside seating area to cater for alfresco dining with up to an additional 46 covers.



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Business Opportunity

Our client has operated the restaurant since 2018 and built up a very successful and reputable business. The opportunity offers the purchaser a ready to go restaurant premises. As the restaurant only currently trades 3 days a week (Thursday-Saturday) there is significant potential to enhance the food and beverage revenue streams.

Lease Details

Term	10 years from 3 rd January 2018
Rent	£32,910 p.a.
Service Charge	£5,939.82 p.a.

Accommodation

Floor	Area (Sq Ft)	Description
Ground	1,495	Restaurant, Bar, Kitchen, Office and W.C facilities

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £18,500. The rate in the £ for 2023/24 is £0.572221 therefore the estimated rates payable are £10,586.

VAT

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

Fixtures and Fittings

An inventory of the fixtures and fittings will be provided.

Sale Proposal

The proposed sale is to include the lease, fixtures and fittings. Stock at valuation.

Guide price upon application.

TUPE

The licensed business is offered for sale as a going concern and the purchaser will be required to comply with the current TUPE legislation and employment transfer.

EPC

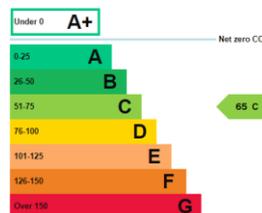
The building has been rated as C65 under EPC regulations.

Unit 4 8 Edward Street BELFAST BT1 2LR	Energy rating C
Valid until 17 January 2034	Certificate number 4029-1281-1164-2142-9339

Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	164 square metres

Energy rating and score

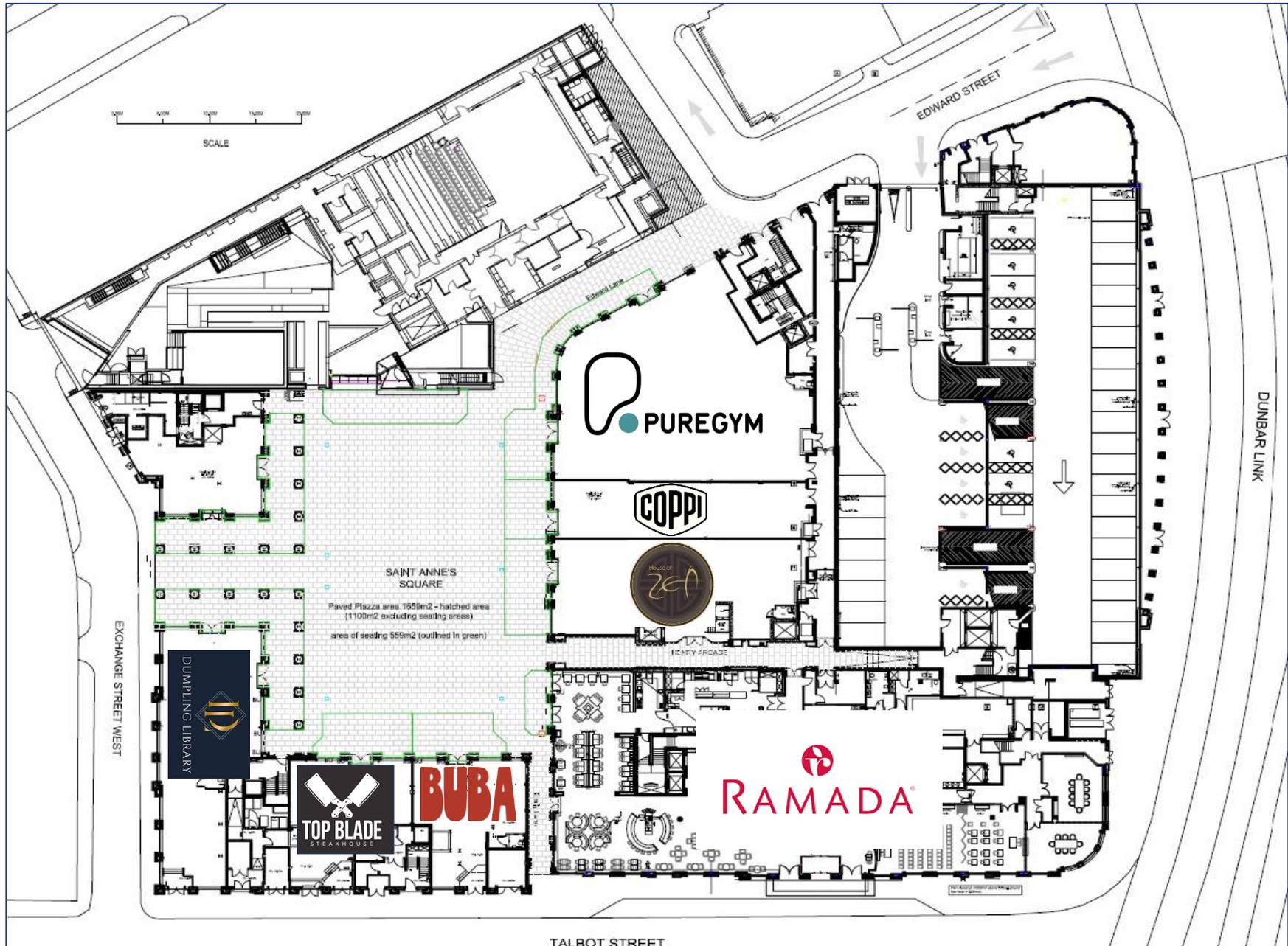
This property's energy rating is C.



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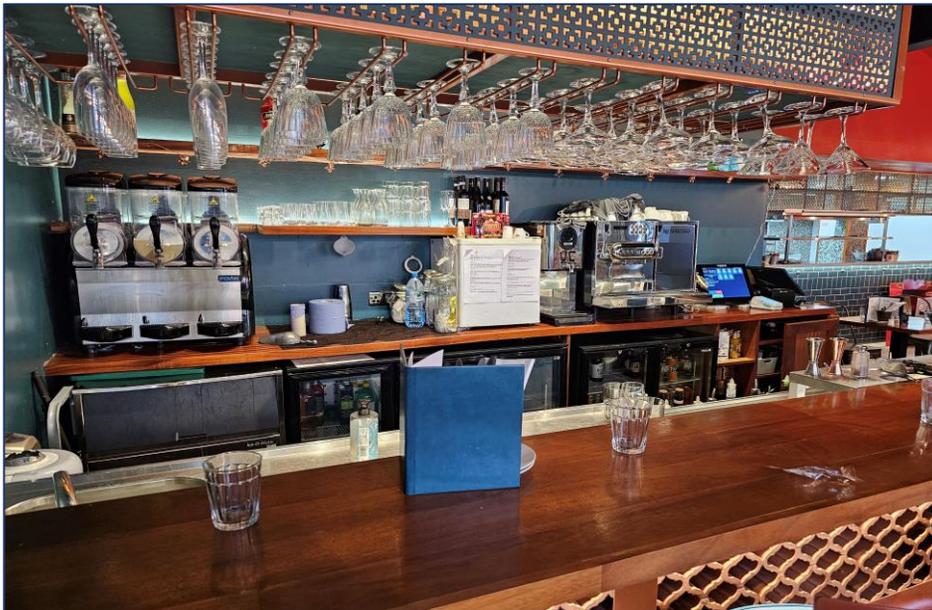
Site Plan



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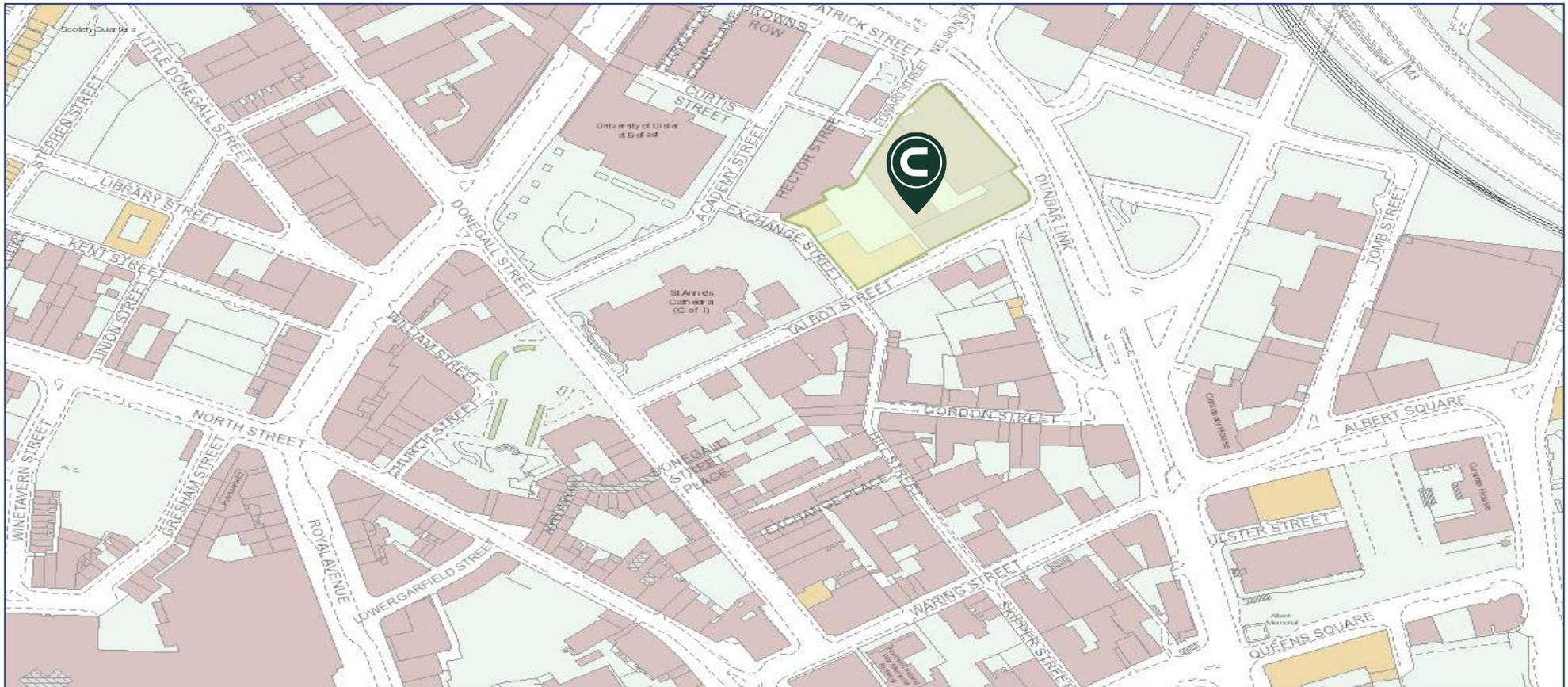
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Internal Photos –



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Contact Us

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