



To Let by way of assignment
Café/Restaurant Premises
157 Stranmillis Road, Belfast, BT9 5AJ

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FRAZER
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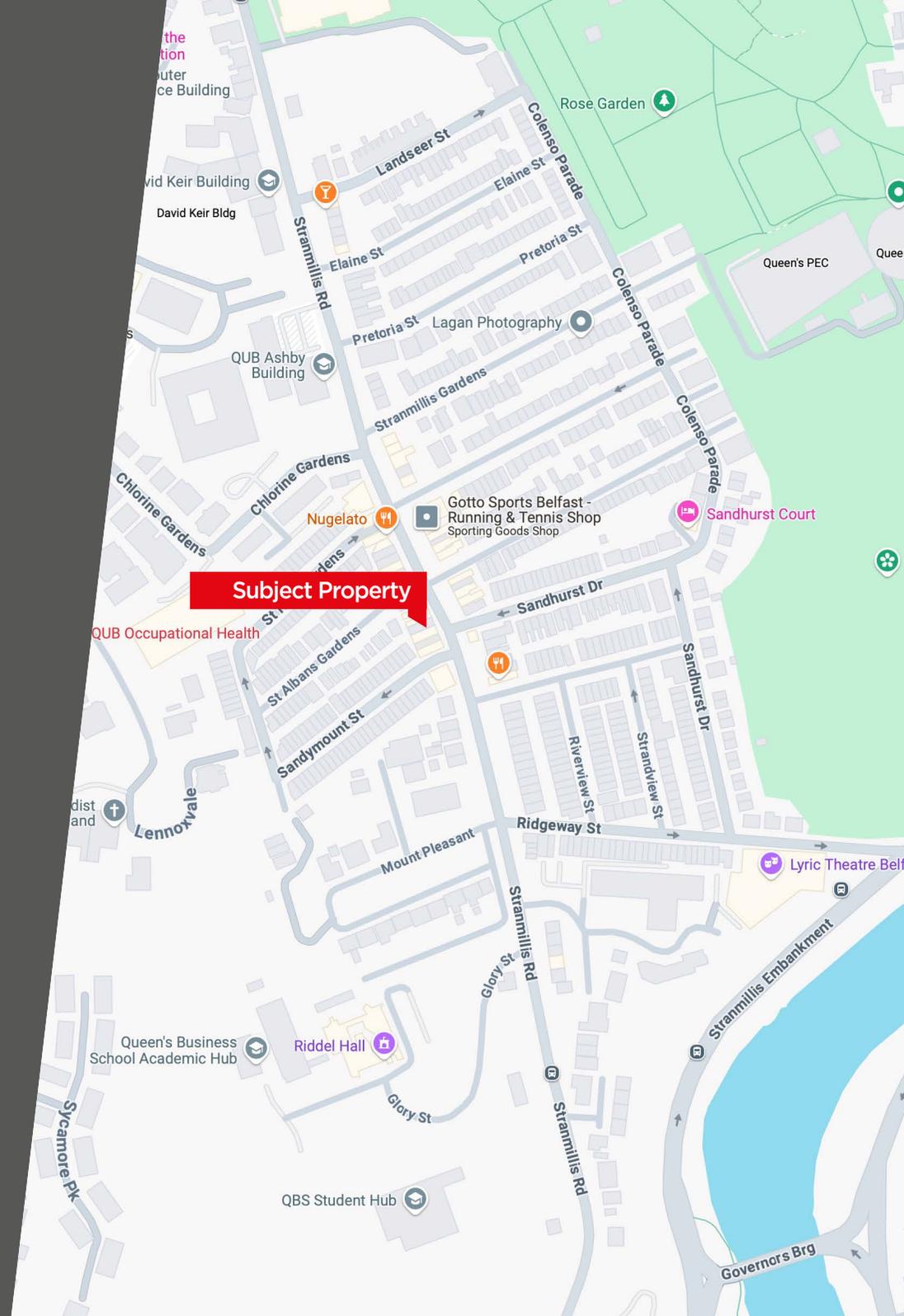
Summary

- Excellent café/restaurant opportunity situated within the heart of Stranmillis Village.
- Property extends to c.1,506 sq ft, is in excellent condition and ready for immediate occupation.
- Formerly occupied as a café with a fitted kitchen, air-conditioning and seating over 2 floors.
- Surrounding occupiers include Stranwiches, Rhiannon's Cakes & Bakes, GOC Estate Agents, and Nugelato.

Location

The subject property occupies an excellent location fronting onto Stranmillis Road in the heart of the Stranmillis Village area, located one mile south of Belfast City Centre.

The area is extremely popular with professional people and students who benefit from its proximity to Queens University, Methodist College, Queens PEC, The Lyric Theatre, Stranmillis College, Ulster Museum, Botanic Gardens and a host of eateries, coffee shops, retail, office and leisure uses in the immediate area.



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Description

The property comprises a well fitted café/restaurant with an open plan seating and serving area and a fitted kitchen to the rear with mains gas and extraction. The first floor includes a secondary seating area which offers bright and spacious accommodation, with ladies and gent's toilets and an office and store on the 2nd floor.

The premises features an electric roller shutter, wooden flooring, air-conditioning and benefits from an outdoor seating area and on- street car parking located directly at the front of the property.

*Various tenant fixtures and fittings may be available to purchase upon request.

Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Floor	Description	Sq. M	Sq. Ft
Ground	Dining Area:	42.53	458
	Kitchen	22.13	239
First	Reception	15.80	170
	Dining Area	40.42	435
	Ladies & Gents Toilets		
Second	Front Office	11.99	129
	Rear Office	6.97	75
Total Approximate Net Internal Area		139.84	1,506



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Lease

The property is available to lease by way of assignment, the salient details of which are as follows:

Term: 5 years from 13th May 2022
Lease: Full repairing and insuring.
Rent: £30,000 per annum
Management Fee: Tenant pays a management fee of 5% plus VAT of the annual rent.

Rates

NAV: £15,400

Non-Domestic Rate in £ (25/26): 0.626592

Rates Payable: £9,649.52 per annum

We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

VAT

The property is not opted for tax and therefore, no VAT is payable.

Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

Brian Kidd

07885 739063

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