

**BUILDINGS**

**LEVANTINE**

LEBANESE FALAFEL  
MEZZE & TAGINES  
CHICKEN & LAMB  
SHAWARMA & WRAPS  
TEA/COFFEE

*Authentic Lebanese*

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## UNIT 2 - 6/6A CALLENDER STREET BELFAST BT1 5HX

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### Summary

- Partially fitted restaurant / café premises located within the heart of Belfast City Centre.
  - Situated fronting onto Callender Street, close to its junction with Castle Lane.
- Comprises of approx. 987 sq ft with service counter, some equipment and disabled WC.
- Nearby retailers include Subway, Marks & Spencer, Next, Tribal Burger and Caffè Nero.

### Location

Belfast is the capital of Northern Ireland and the commercial centre for a population in the region of 500,000 persons. The city benefits from good communication links with the remainder of the province via the M1 and M2 Motorway network and public rail systems. The city is located approximately 100 miles from Dublin and 70 miles south east of Londonderry.

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### Situation

The property is located in a prime location fronting onto Callender Street within close proximity to Belfast City Hall (Donegall Square) and Victoria Square. Donegall Square is regarded as the principal office location in Belfast's Central Business District and Victoria Square being regarded as Northern Ireland's premier shopping destination.

Notable occupiers in the immediate area include Marks & Spencer, Next, Caffè Nero, Tribal Burger, Subway, Bank of Ireland and Danske Bank.

### Description

The property comprises an open plan sit-in restaurant, partially fitted out to include an exposed painted ceiling, laminate flooring, service counter, wipe down floors and walls in the kitchen and fully fitted WC and disabled WC. The property is also connected to mains gas supply and comes with the benefit of some equipment.

### Planning

The property was granted Change of Use planning permission from retail to sui generis use as a restaurant/café for the sale of food and drink for consumption on the premises or of hot food for consumption off the premises.

Permission Granted March 2017 - LA04/2017/0095/F

### Accommodation

The property comprises of the following Net Internal Areas: -

Ground Floor	Sq M	Sq Ft
Open Plan Floor:	82.02	883
Kitchen:	9.68	104
<b>Total:</b>	<b>91.70</b>	<b>987</b>

### Service Charge

Tenant to be responsible for payment of a service charge in connection with the landlord's outgoings to include building insurance premium, upkeep and maintenance of any common areas and agent's management fees. Agent's management fees are calculated at 5% plus VAT of the annual rent payable.

### Rent

Inviting offers in the region of £30,000 Per Annum.

### Lease Term

Length of lease by negotiation.

### Rates

NAV: £20,800

Rate in £ (2020-2021): 0.538166

Rates Payable: £11,193.85 per annum

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

### VAT

All figures quoted are exclusive of VAT, which is payable.

### Viewing

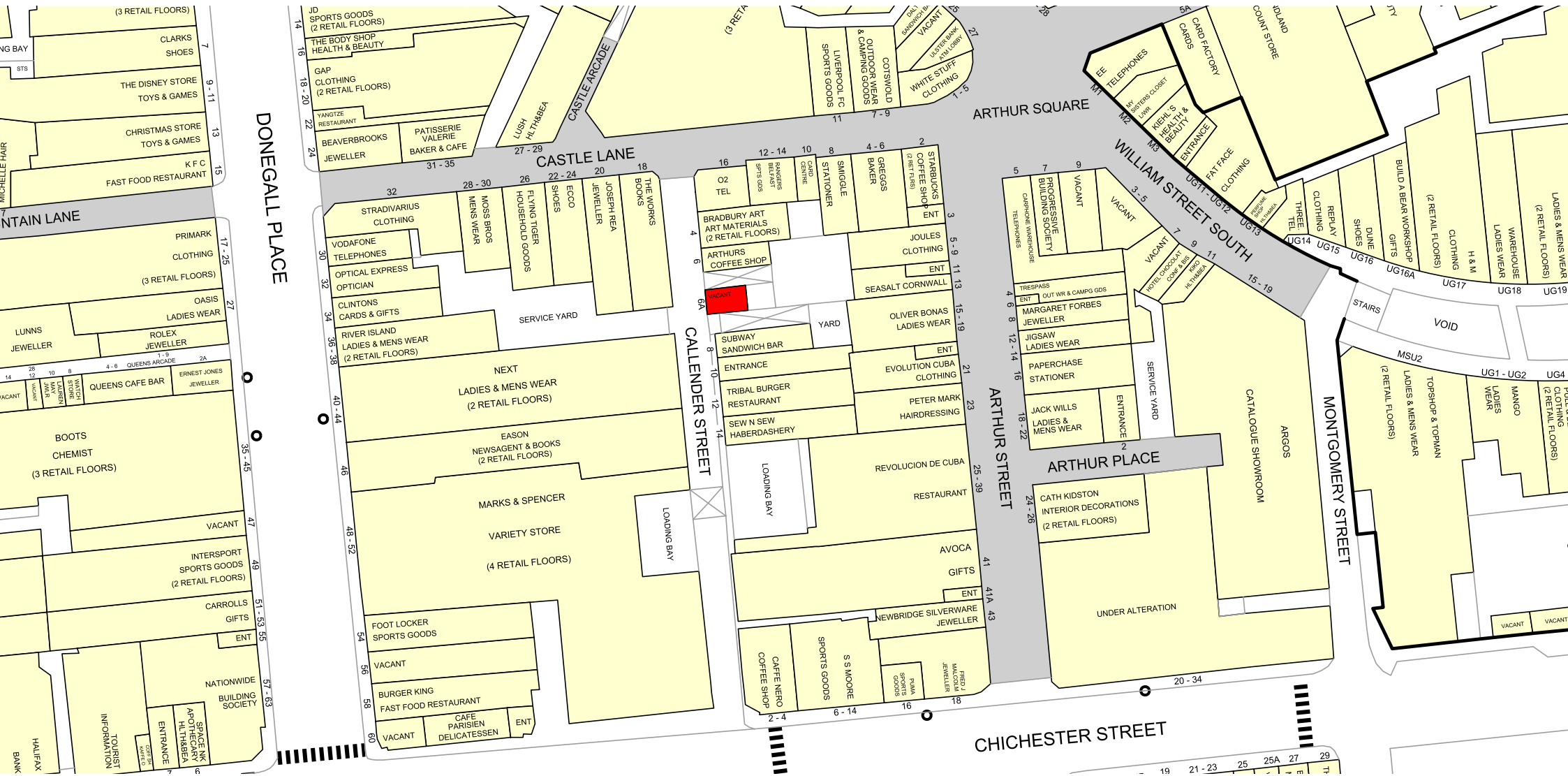
Strictly by appointment with the sole letting agents-

**Frazer Kidd**

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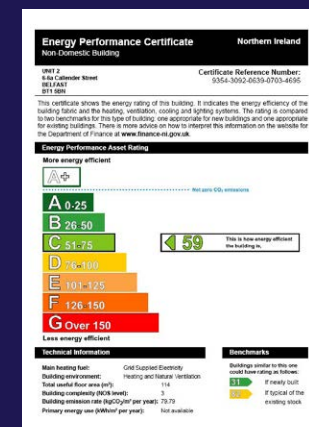
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EPC



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