





157 STRANMILLIS ROAD, BELFAST, BT9 5AJ

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## Summary

- Excellent two storey restaurant premises situated within the heart of Stranmillis Village
- Comprises of approximately 1,559 sq ft benefiting from on-street car parking to the front of the property.
  - Formerly occupied as a restaurant, the premises is partially fitted out with an electric roller shutter, laminate flooring and suspended ceilings with recessed lighting.
  - Surrounding occupiers include Centra, Subway, Winemark, Sinnamon Coffee Shop, GOC Estate Agents and Bob & Bert's
- The property would be suitable for a variety of uses subject to any required statutory consents.

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## Location

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

The area is extremely popular being in close 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 that are established in the immediate area.

The Stranmillis area benefits from high levels of passing footfall and traffic with occupiers in the immediate vicinity including Centra, Subway, Winemark, Sinnamon Coffee Shop, Bob & Bert's and District Coffee Shop, etc.

## Description

The property comprises of an open plan ground floor dining area with a kitchen to the rear of the premises, the first floor comprises of reception area alongside a secondary open plan dining area space. The premises features an electric roller shutter, laminate wooden flooring and suspended ceilings with recessed lighting. There is on-street car parking located directly at the front of the property.

The property would be suitable for a variety of uses subject to any required statutory consents.

## Repair

Tenant to be responsible for interior and exterior repairs.

## Insurance

Tenant to be responsible for the repayment of the Landlord's building insurance premium.

## Management Fee

Tenant to be responsible for agent's management fees, calculated at 5% plus VAT of the annual rent payable.

## Accommodation

We have calculated the approximate Net Internal Areas to be as follows: -

		Sq M	Sq Ft
<b>Ground Floor</b>	Dining area	41	440
	Kitchen	29	310
<b>First Floor</b>	Reception	16	170
	Dining area	40	435
<b>Second Floor</b>	Rear office	7	75
	Front office	12	129
<b>Total</b>		<b>145</b>	<b>1,559</b>

## Rent

£35,000 per annum.

## Rates

NAV: £15,400

Rate in £ (2020-2021): 0.543147

Approx. Rates Payable: £8,364

We recommend that any interested parties verify the rates payable with land & property services.

## VAT

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

## Viewing

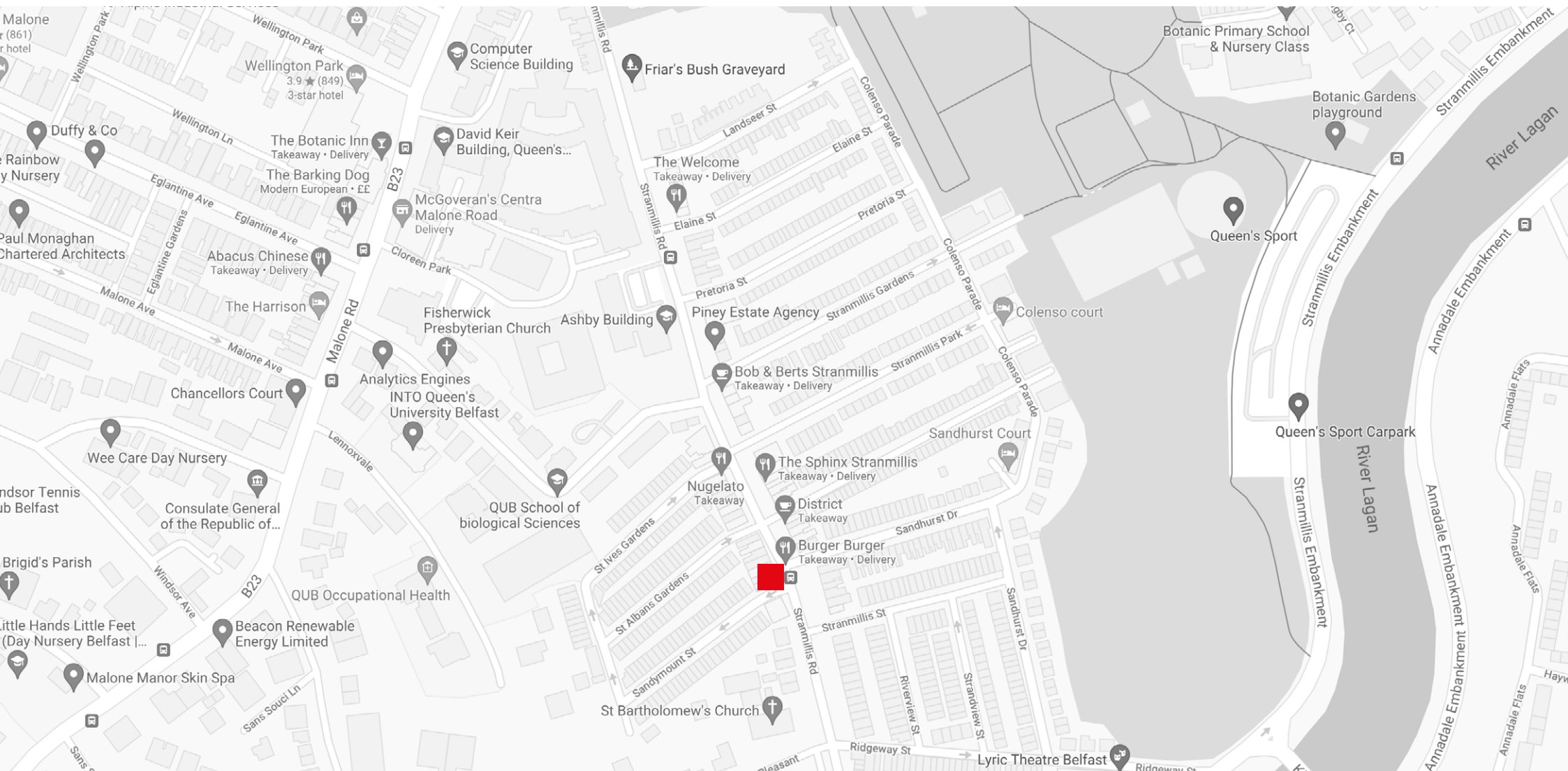
Strictly by appointment with the Sole Letting Agents:

**Frazer Kidd**

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E: mail@frazerkidd.co.uk

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## EPC

Energy performance certificate (EPC)	
1st Report Date: 01/01/2017	2nd Report Date: 01/01/2017
Energy class: <b>D</b>	Energy class: <b>D</b>
Certificate number: 1716 1216 000 0113 000	
Property type: Retail, Restaurant and Catering/Drinking Establishments and Public Buildings	
Total floor area: 197 square metres	
Energy efficiency rating for this property: This property's current energy rating is D.	
Properties are also given a score. The higher the number, the more carbon dioxide (CO2) your property is likely to emit.	
How this property compares to others: Properties similar to this one could have ratings: Recently built: <b>A+</b> If typical of the existing stock: <b>D</b>	
Properties are given a rating from A+ (most efficient) to G (least efficient).	

### Disclaimer

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