

FOR SALE

DUE TO RELOCATION

LEASE, FIXTURES & FITTINGS

FULLY FITTED COFFEE SHOP
/RESTAURANT PREMISES

9 DONEGALL SQUARE EAST
BELFAST
BT1 5HD

c. 110.83 M² (1,191 FT²)



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LOCATION

- The subject unit occupies a high profile location on the ground floor of the B1 Listed Imperial House on Donegall Square East.
- Imperial House is considered one of the most prestigious buildings in Belfast City Centre and occupies a prime City Centre location overlooking Belfast City Hall.
- The surrounding area comprises a mix of offices, banks, bars, coffee shops and hotels, with nearby occupiers including Ulster Bank, Bank of Ireland, Housing Executive, Marks & Spencer and Caffè Nero.

DESCRIPTION

- The unit, which was until recently occupied by Del Piero's and is available due to their relocation to a larger site in the City Centre, was refurbished and fitted out to a high specification approximately 12 months ago and presents a "ready to go" coffee shop & food outlet.
- Details of Fixtures and Fittings included in sale are available on request.

McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatsoever in relation to this property.

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LEASE DETAILS

Term:

5 years from 13th May 2019.

Rent:

£22,000 per annum, exclusive.

Repairs & Insurance:

Tenant responsible for all internal repairs and reimbursement of a fair proportion of the building insurance premium.

Service Charge:

Tenant responsible for a fair proportion of the service charge which covers the cost of external repairs, maintenance and cleaning of common areas and management fees.

INVENTORY

An inventory detailing Fixtures and Fittings to be included in the sale is available upon request.

PRICE

Price on application for the Lease, Fixtures and Fittings.

ACCOMMODATION

Ground Floor	Area
Sales/Seating/WC	- c. 55.83 m ² (600 ft ²)
Mezzanine	
Seating	- c. 23.53 m ² (253 ft ²)
Remote Store	- c. 16.66 m ² (179 ft ²)
Remote Prep Room	- c. 14.81 m ² (159 ft ²)
Total Net Internal Area	- c. 110.83 m² (1,191 ft²)

RATES INFORMATION

NAV: £13,400

Rate in £ 2020/21: 0.538166

Note: As a result of rates relief measures recently introduced by the NI Executive, no rates will be payable on this unit up until 31st March 2021.

VAT

The property is registered for VAT.

EPC



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