

For Sale/To Let

Restaurant/Coffee Shop Premises
C.487.3 Sq.m (5,243 Sq.ft)



93 & 95 Botanic Avenue, Belfast, BT7 1JN

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Gary McDowell MRICS, Registered Valuer.



Regulated by RICS

The property which is possibly best known as having previously operated as Café Renoir occupies a prominent position on Botanic Avenue in an ideal location to benefit from passing trade from the nearby Queens University. The area is popular with young professionals and students with many properties also utilised as professional offices. The immediate area is well known for its nightlife with House Hotel, Dukes Hotel, Town Square and the Empire all nearby.

Botanic is also well known for the variety of food on offer targeting the young demographic. These include Starbucks, Café Nero, Kaffe-o, Boojum, Subway, French Village and Greggs.

We are offering a lease of the entire building but will be pleased to discuss proposals for a possible split of the accommodation.

Accommodation

		SQM	SQFT
Ground Floor	Restaurant & Kitchen Plus, toilet accommodation/ Yard area	150.33	1,618
First Floor	Restaurant Seating	181.70	1,955
Second Floor	Kitchen, Stores & Office Plus toilet accommodation	155.17	1,670
TOTAL		487.20	5,243

Lease Details

Term:	Negotiable.
Rent:	£60,000 pa exclusive
V.A.T.	The above figures are exclusive of V.A.T. which may be chargeable.
Rent Reviews:	5 Yearly.
Insurance:	The lessee will reimburse the lessor with the insurance premium.
Repairs:	Full repairing lease.

Title: Freehold

Price: £800,000

NAV £41,500 Actual rates payable 2018/2019
£25,016.32

EPC: CRN: 0250-4996-0318-7440-3050

Viewing: Contact Gary McDowell
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NOTE: These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care has been taken in compiling this information no guarantee or assurance is given as to the accuracy thereof and inquirers must satisfy themselves regarding the description and measurements.