

TO LET

32 Botanic Avenue, Belfast, BT7 1JQ

SHORT TERM POP-UP OPPORTUNITY WITH HOT FOOD CONSENT

Lisney

COMMERCIAL REAL ESTATE

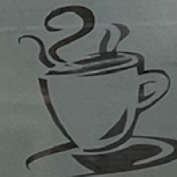
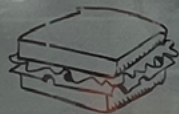
Cafe Arirang
COFFEE, SANDWICH & KOREAN FOOD

TEL: 9032 4513

REGOR CHEMIST
39 BOTANIC AVENUE

nupharm

Do you know your options when it comes to contraception?



FEATURES

Prime location on Botanic Avenue

Extending to approximately 1,308 sq ft

Benefits from Hot Food Consent

Short term flexible lease opportunity

LOCATION

The subject property is located on Botanic Avenue, which has consistently been a popular location for students and young professionals due to its excellent transport links, proximity to Queen's University as well as the plethora of bars and restaurants.

As such, occupiers already accounted for in the immediate vicinity include Boojum, Madame Pho, Spar, Town Square, Greggs, Bao Bun, Juice Jar, Subway, Russell's and Tribal Burger.

DESCRIPTION

The subject property is a three storey mid terrace which has previously been rebuilt and extended.

Having previously traded as a café, the unit benefits from hot food consent and the following fit out:

- Ground and first floor seating
- Commercial kitchen
- Plastered and painted walls
- Suspended ceilings
- Recessed lighting
- Laminate, vinyl and tile flooring
- Air conditioning and natural gas supply



Ground Floor

ACCOMMODATION

The areas below are approximate:

| Description | sqm | sqft |
|--------------|---------------|--------------|
| Ground Floor | 51.51 | 554 |
| First Floor | 30.94 | 333 |
| Second Floor | 39.14 | 421 |
| Total | 121.59 | 1,308 |

RATES PAYABLE

| | |
|-------------------------|-----------|
| NAV: | £13,700 |
| Rates Poundage 2025/26: | 0.626592 |
| Rates Payable: | £8,584.31 |

LEASE DETAILS

The Landlord is seeking proposals from operators to occupy under licence on a short term 'pop-up' basis, subject to the following terms:

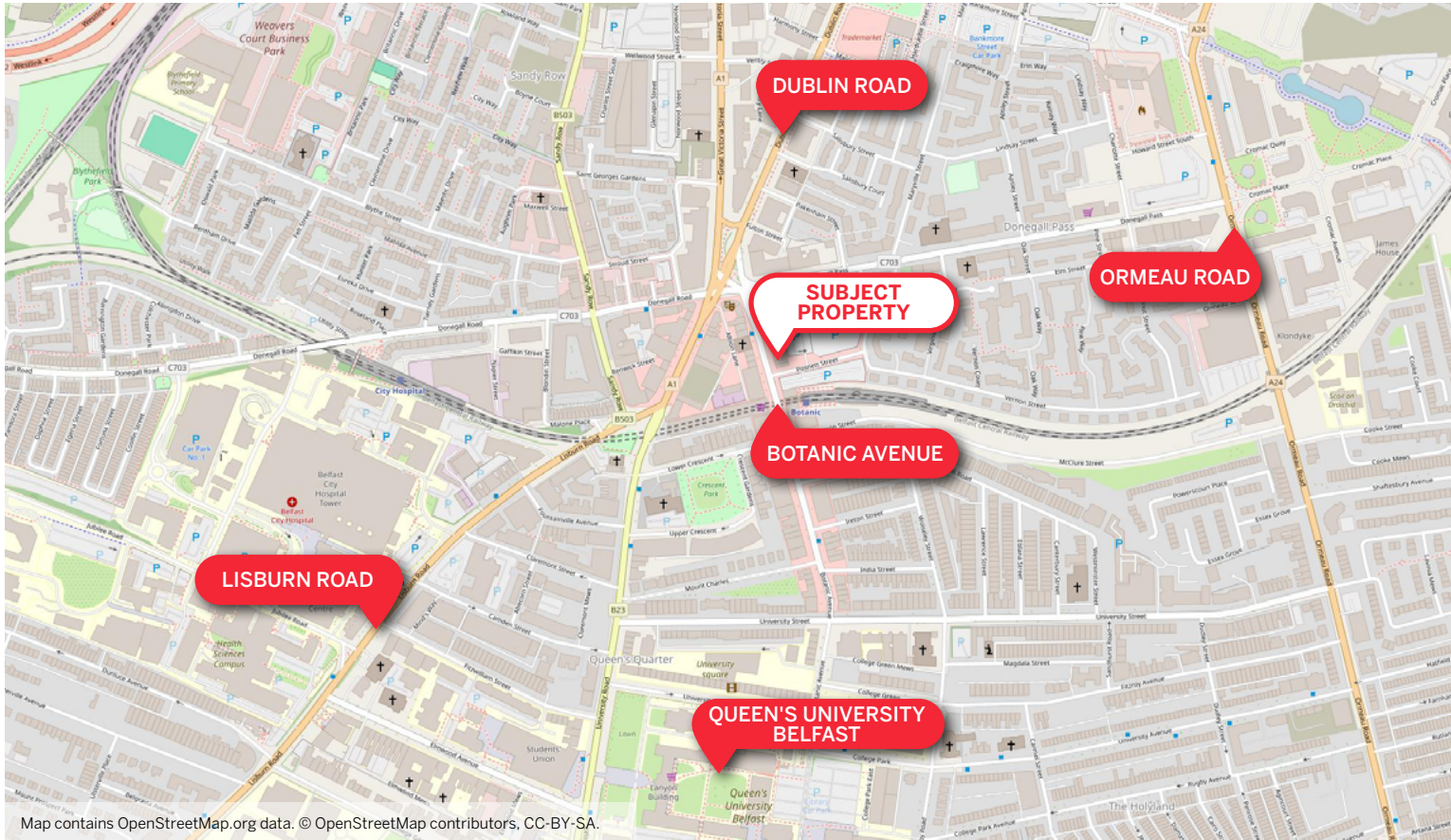
- Licence Fee: £1,500 per month, exclusive
- Term: 6 months
- Repairs: Full repairing and insuring terms
- Insurance: The tenant will be responsible for reimbursing the landlord with the cost of insuring the premises.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT. Further information is available at www.lisney.com



LOCATION



EPC

The EPC rating is C70.

The full Certificate can be made available upon request.

| SCORE | ENERGY RATING | RATING |
|---------|---------------|------------------------------------|
| <0 | A+ | Net zero CO ₂ emissions |
| 0-25 | A | |
| 26-50 | B | |
| 51-75 | C | C 70 |
| 76-100 | D | |
| 101-125 | E | |
| 126-150 | F | |
| >150 | G | |

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF 24416

Lisney
COMMERCIAL REAL ESTATE

For further information:

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Viewing strictly by appointment with the sole letting agent Lisney

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