

FOR SALE

EXTENSIVE FORMER LICENSED RESTAURANT



Osborne  
King

16-19 SHAFTESBURY SQUARE, BELFAST, BT2 7DB  
EXTENSIVE FORMER LICENSED RESTAURANT PREMISES



[www.osborneking.com](http://www.osborneking.com)



028 9027 0000

NEXT

CONTACT

SALE DETAILS

DESCRIPTION

LOCATION

PROPERTY





## Location

Belfast is the capital and largest city in Northern Ireland with a resident population of approximately 585,000 people (BMA). In addition to this approximately 750,000 people live within a 30 minute drive time of Belfast city centre.

With excellent road and rail connections, the city enjoys an increasing number of visitors.

The subject property is located on Shaftesbury Square, approximately half a mile south of the city centre. Neighbouring occupiers include Laverys, Benedicts as well as Queens University, Grand Opera House and Crescent Arts Centre.

Queens  
University



Transport  
Hub

City Hall





## Description

The premises comprise an extensive three storey former licensed restaurant of relatively modern construction with fully glazed frontage at ground and first floor levels with an attractive timber surround.

The property also provides a second floor with office accommodation to the front of the property.

Internally the property was previously sub-divided to include ground floor restaurant and kitchen areas, first floor restaurant and bar area with second floor office accommodation.

The building also provides surplus ancillary accommodation including service yard.

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition on a gross internal area basis:

	SQ FT	SQ M
Ground Floor	3,787	352
First Floor	3,475	323
Second Floor	459	43
Total GIA	7,721	718

## Title

We understand that the property is held freehold.







## Commercial Rates

We are advised by Land and Property Services website of the following rating information:

Net Annual Value £30,400

The Non-domestic Rate in £1 for 2020/2021 is £0.538166.

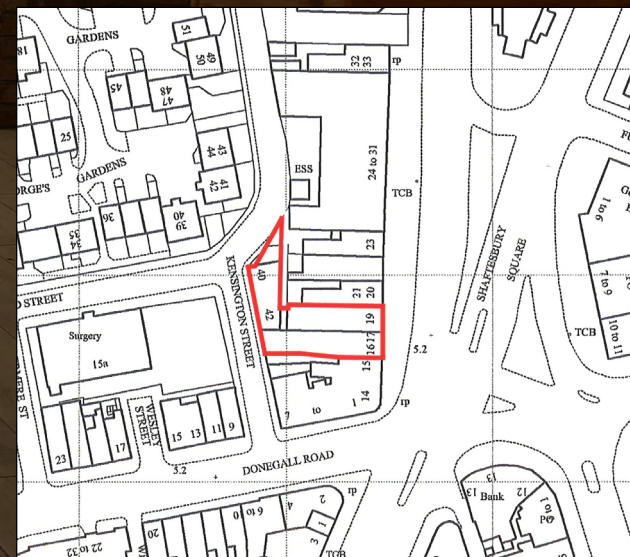
## VAT

All prices quoted are exclusive of and therefore may be liable to VAT.

## Sales Process

The property is being offered via private treaty on a sold as seen basis.

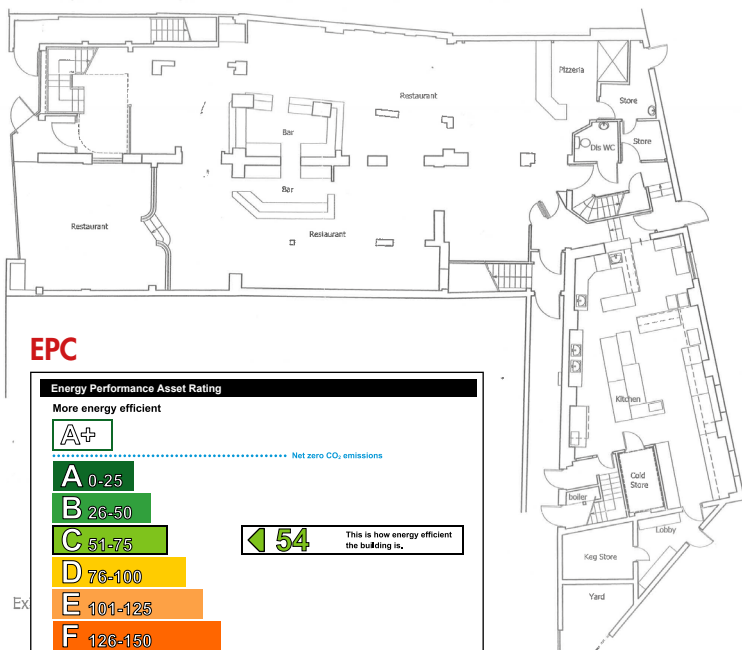
Guide Price – On application.



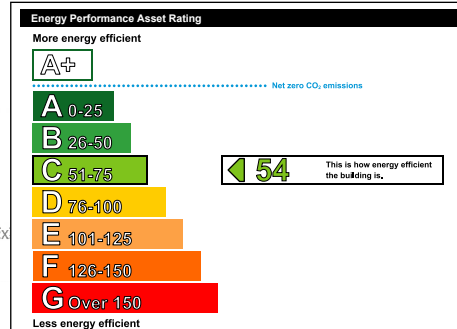



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### Existing Ground Floor Layout



### EPC



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#### MISREPRESENTATION ACT 1967

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#### 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 (<http://www.legislation.gov.uk/uksi/2017/692/made>). 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 Osborne King. 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.

