



To Let

Prominent Restaurant Unit
45-47 University Road, Belfast

tdk commercial
property
consultants
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PROPERTY SUMMARY

- Highly prominent restaurant unit
- Extensive external seating area
- High level of passing pedestrian footfall
- Close proximity to Queens University, Belfast

LOCATION

University Road is located in the heart of the Queens Quarter one of Belfast's main cultural zones, the property is situated a short distance from Queens University. The local area is famed for its restaurants and bars some of which include Holohans Pantry, Deanes at Queens, Villa Italia, Molly's Yard and The Botanic Inn.

University Road also serves the residential areas of Malone and Stranmillis and is less than a mile from the city centre of Belfast. It has a young demographic with a large proportion of students living in close proximity.

Other nearby attractions include the Ulster Museum, The Botanic Gardens and Queens Film Theatre.

DESCRIPTION

The unit will be created through combining two existing units and will be sympathetically refurbished to restore and maintain the character of the building.

The subject property will be handed over in a standard developers shell specification with services brought to distribution points.

ACCOMODATION

	Sq. Ft	Sq. M
Ground Floor	1,600	148.7
External Terrace	700	65



LEASE DETAILS

Term 10 Years
Rent £45,000 per annum (exclusive of VAT)
Repairs Effectively full repairing and insuring with costs recouped via a service charge provision.

RATEABLE VALUE

To be assessed upon completion of the landlords works.

VAT

All prices, rentals and outgoings are quoted net of VAT which may be chargeable.

EPC

To be assessed upon completion of the landlords works.

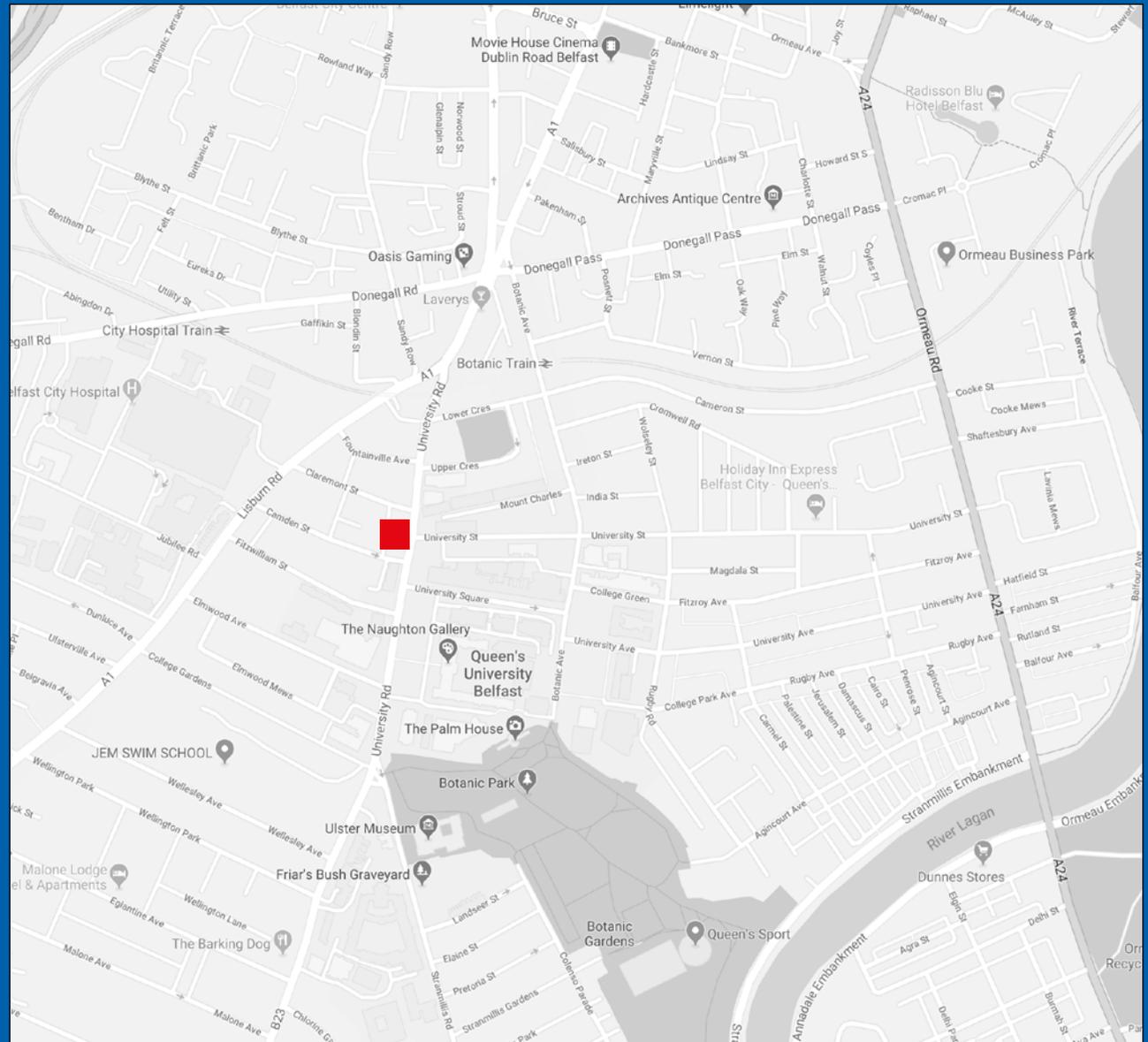
FURTHER INFORMATION

For more information or to arrange a viewing please contact:



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