



New General Merchants Unit

Restaurant Premises
(next to General Merchants)

Ground Floor - c.2,531 sq. ft

Unit C, 648-650 Antrim Road,
Belfast BT15 5GP

TO LET

PROPERTY SUMMARY

- **Highly prominent unit**
- **On site car parking**
- **High level of passing pedestrian and vehicular traffic**
- **Close Proximity to Belfast Castle and Belfast Zoo.**
- **Nearby Occupiers: General Merchants, Spar and The Lansdowne Hotel.**

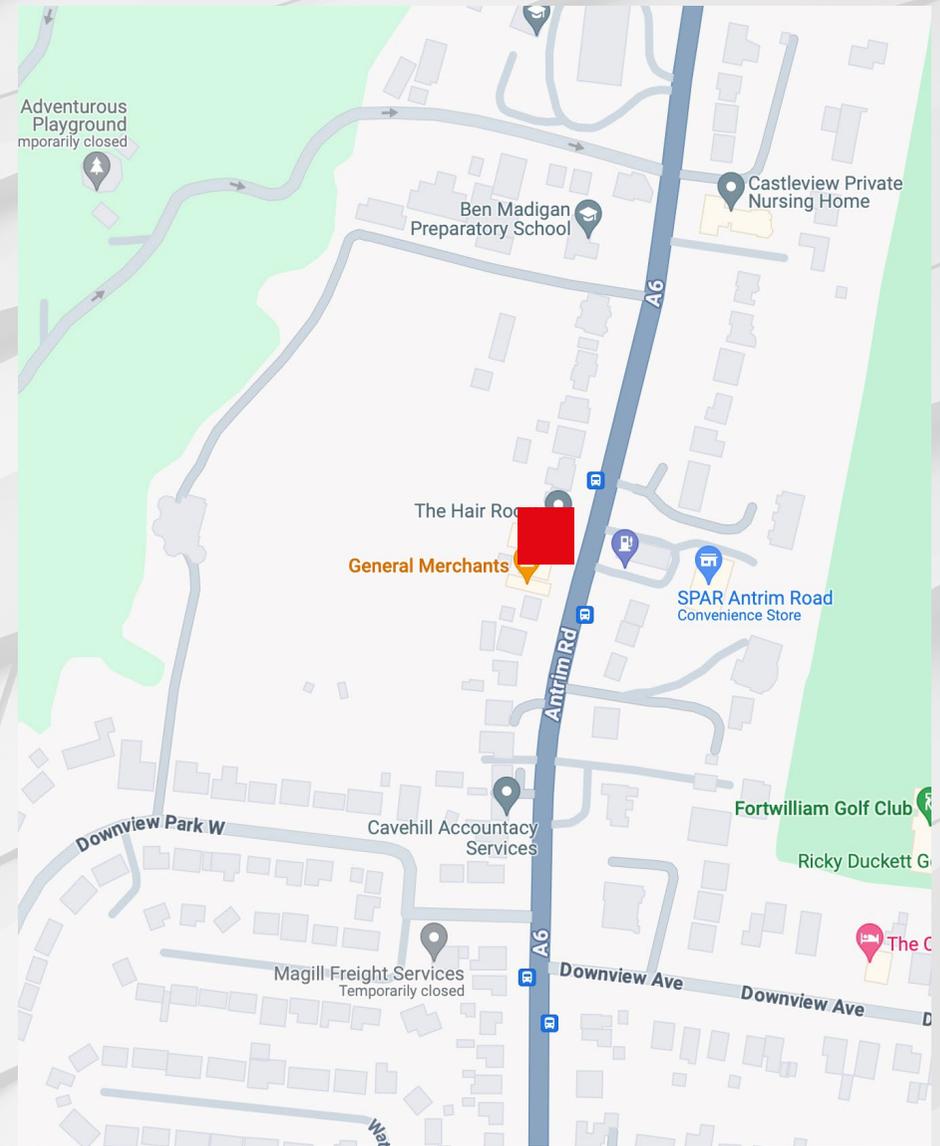
LOCATION

The Antrim Road serves as a primary thoroughfare between North Belfast with Belfast City Centre. The region around the property is primarily residential and has a mix of medium- and high-density dwellings. The local area has a diverse population in terms of age and socioeconomic status.

Nearby occupiers include General Merchants, Madigan's Court Petrol Station, Cave Hill Adventure Playground, Ben Madigan Preparatory School/ BRA playing fields and The Lansdowne Hotel. Other nearby attractions include Belfast Zoo, Belfast Castle, Fortwilliam Golf Club and Cave Hill Country Park.

DESCRIPTION

The subject unit is prominently located and was previously a well-known local destination for the neighbourhood as a restaurant and deli. The restaurant unit, which is c. 2531 square feet in size, is now unoccupied but ready to be used. The deli has a modern atmosphere with good natural lighting and could be amalgamated into the restaurant unit. The restaurant itself is in good condition, and the unit is served by a large, connected kitchen.



ACCOMMODATION

Description	Size (Sq Ft)
Restaurant/deli	1,200
Kitchen	902
Storage	253
Office	90
WC	86
Total	2,531

Access to rear car parking

LEASE DETAILS

Term:	5 Year Lease
Rent:	£ 25,000 per annum (£9.88/sq. ft)
Repairs:	Effectively full repairing basis by way of a service charge
Service Charge:	Levied to cover external repairs, maintenance, and management of the common parts.
Insurance:	Tenant to pay a proportion of the building's insurance premium. Estimated at approx. £416.35.



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RATEABLE VALUE

We are advised by Land & Property Services that this unit NAV is rated at £25,900 and the rates are estimated at £14,820.52 for 2023 - 2024.

EPC

The building is currently rated as G- 169 under EPC regulations. A copy of the EPC Certificate can be made available upon request.

VAT

All prices are quoted exclusive of VAT which is chargeable.

VIEWING AND FURTHER INFORMATION

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