12-14 Wellington Place, Belfast, BT1 6GE

To Let | 2,717 sq ft

Café / Restaurant Opportunity

028 9020 5900
mcconnellproperty.com

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Summary

- Rent: £72,500 per annum
- Business rates: £34,963.83 per annum
- Service charge: £3.10 per sq ft
- VAT: Applicable
- EPC: A (25)
- Lease: New Lease

Further information

- View details on our website

Contact & Viewings

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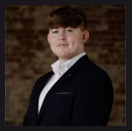

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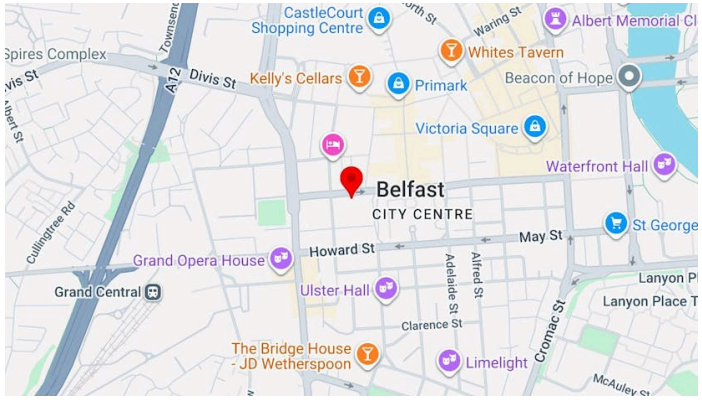


Location

The subject property occupies a prominent position on Wellington Place in Belfast City Centre, adjacent to Merchant Square. Belfast has an estimated shopping catchment of approximately 1 million people within a 20-minute drive-time of the City Centre. With excellent connectivity, the city enjoys an increasing number of visitors who have voted Belfast as one of the UK's top weekend break destinations. Merchant Square accommodates PWC's largest office outside of London providing office space for approximately 3,000 employees.

Extensive student accommodation is located nearby including Swanston House, John Bell House and the Elms providing over 2,000 beds to meet the increase in demand for Queens University and the University of Ulster Belfast Campus.

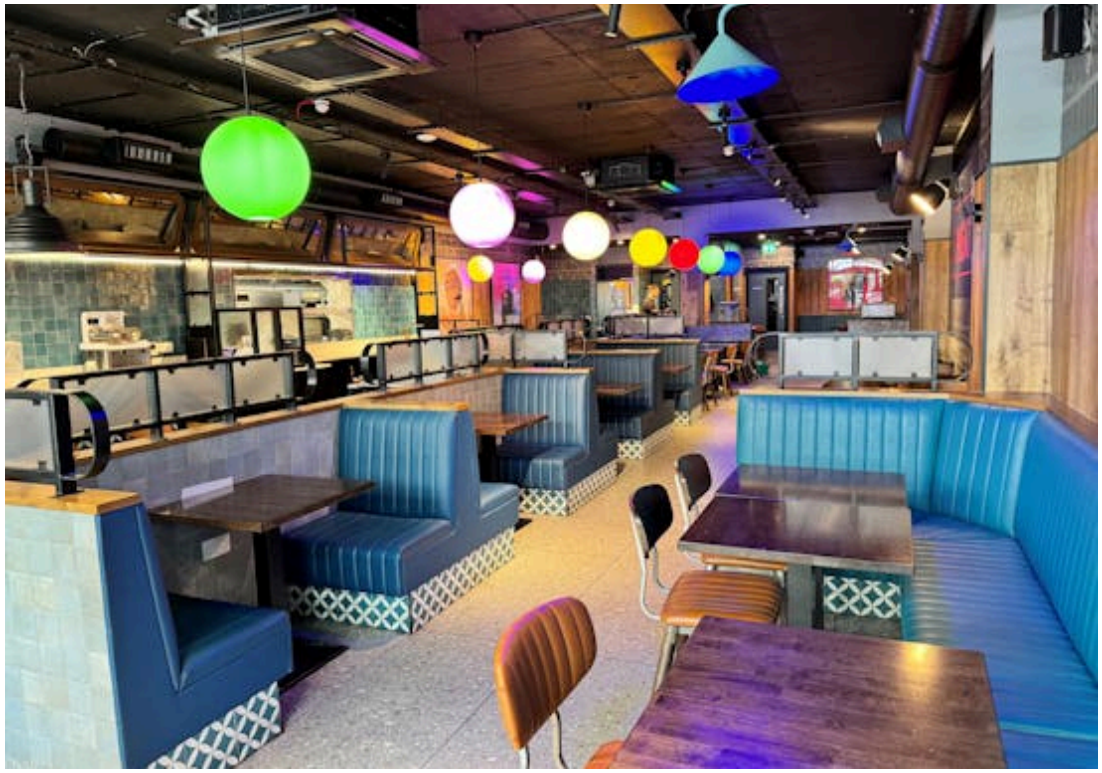
Occupiers within the building include PWC, Pronuptia, Home, Stix and Stones, Stix and Stones butchery and deli and Urban Fresh.

Description

The subject benefits from a glazed frontage and internally it may be handed over as is or to a shell specification – to be agreed. The unit is suitable for a variety of retail and commercial uses, subject to any required statutory planning consents.

The unit is currently configured to include a fully fitted restaurant and kitchen, providing a practical setup for dine-in operations. It also includes a partitioned takeaway area, offering flexibility for different service models.

Accommodation

Name	sq ft	sq m
Ground	2,717	252.42
Total	**2,717**	**252.42**

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