



Ground Floor 58-66 Royal Avenue

Belfast, BT1 1DJ

Café / Restaurant Opportunity STPP c. 3,520 sq.ft

3,520 sq ft
(327.02 sq m)

- Prominent Royal Avenue location, in close proximity to the new Ulster University campus
- Suitable for a range of uses, subject to the necessary consents
- Capable of subdivision

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Summary

Available Size	3,520 sq ft
Rent	Rent on application
Business Rates	To be reassessed upon sub-division
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (79)

Location

Belfast is Northern Ireland’s capital city with an estimated population of 700,000 within the Belfast Metropolitan area.

The subject property occupies a prominent position on Royal Avenue in Belfast City Centre, directly adjacent to Castle Court shopping Centre and is located close to the prime retailing pitches of Donegall Place and Castle Place.

The property also benefits from its close proximity to the new Ulster University campus, a £350m development extending to 800,000 sq.ft, at which 15,000 students are based. The new campus has also acted as a catalyst for the significant development of student accommodation within the City, with some 4,000 student beds completed since 2016 and a further 1,900 presently under construction.

The immediate area is becoming increasingly popular as a leisure destination with the arrival of The Avenue cinema at Castle Court, the imminent expansion of the vibrant Haymarket Bar and the planned £100m ‘Belfast Stories’ visitor destination to be located in the former Bank of Ireland Art Deco building at the junction of Royal Avenue and North Street.

Neighbouring occupiers include Tesco Express, Starbucks, Caffè Nero, Nisbetts and Jean Miller.

Description

The property comprises a four storey mid-terraced building which benefits from a double storey extension and enclosed yard to the rear.

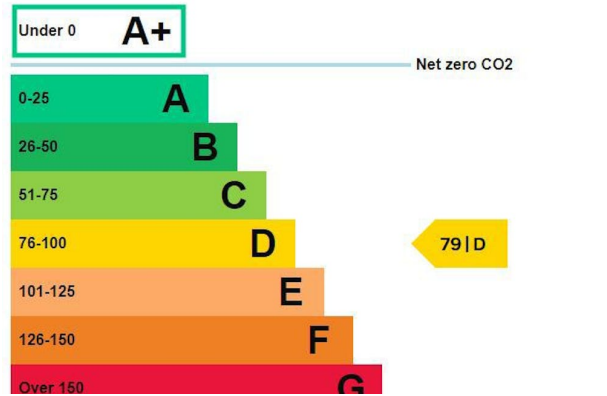
The property was previously occupied by JJB Sports and a basic retail fitout remains in situ at ground floor.

The property is suitable for a wide variety of uses, subject to the necessary consents.

*Floor plans are available on request.

Accommodation

Name	sq ft	sq m
Ground	3,520	327.02
Total	3,520	327.02



Viewing & Further Information



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