TO LET

42-46 Malone Road, Belfast





Excellent First Floor Restaurant

Property Highlights

- Located on one of the main arterial routes into the City Centre
- · Occupies an extremely prominent location
- · Close proximity to Queens University
- Benefits from a high density residential population

For more information, please contact:

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Location

Belfast is the capital city of Northern Ireland with a population in excess of 1,000,000 persons within a 30 minute drive time.

The Malone Road is one of the main arterial routes in South Belfast and is considered one of Northern Ireland's premier addresses. Situated approximately 1 mile from Belfast City Centre the area is dominated by Queens University Campus with its 10,000 under graduates and 2,000 post graduates. The area also benefits from the highest concentration of offices in Northern Ireland outside that of Belfast City Centre.

South Belfast is recognised for its quality restaurants, fashion boutiques, cafes, coffee houses, clubs and pubs. The subject premises occupy an extremely prominent location on the Malone Road with nearby occupiers to include The Botanic Inn, the Wellington Park Hotel and the Eglantine Inn.

Queens University campus and the Queens student halls are within minutes of the subject location.

Accommodation

The first floor premises provide accommodation of the following approximate net internal areas:

| Description | Sq Ft | Sq M |
|----------------------|-------|--------|
| Dining area | 1,843 | 171.22 |
| Kitchen area | 326 | 30.29 |
| Storage area | 64 | 5.95 |
| Mezzanine floor | 610 | 56.67 |
| Ladies and gents wcs | | |
| Total | 2,843 | 264.13 |

EPC

| Energy Performand Non-Domestic Building | ce Certificate | Northern Ireland |
|---|---|--|
| 12-46 Malone Road SELFAST 179 58Q | Ce | rtificate Reference Number: 0810-0035-0939-6104-6006 |
| ilding fabric and the heating, ver o benchmarks for this type of bui | tilation, cooling and lighting ilding: one appropriate for n | dicates the energy efficiency of the psystems. The rating is compared to ew buildings and one appropriate for his information on the Department's |
| Energy Performance Asset R | ating | |
| More energy efficient | | |
| 2-4 * | Net as | ro CO ₁ emissions |
| A 0-25 | | |
| B 26-50 | | |
| C 51-75 | | |
| D 76-100 | 4 83 | This is how energy efficient the building is. |
| E 101-125 | | |
| F 126-150 | | |
| G Over 150 | | |
| ess energy efficient | | |
| echnical Information | | Benchmarks |
| | Supplied Electricity | Buildings similar to this one could have rating as follows: |
| | | |
| fullding environment: Hea | iting and Natural Ventilation | 66 If people built |
| | | 44 If newly built If typical of the |

Lease

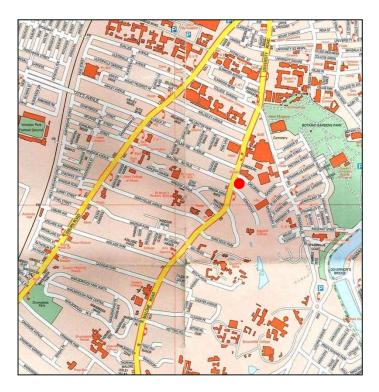
| Term | 10 years. |
|--------------|--|
| Rent | £32,500 per annum exclusive. |
| Rent Reviews | 5 yearly. |
| Repairs | Equivalent to full repairing and insuring terms by way of a service charge. Service charge is estimated to be approx £4,384 pax. |
| Insurance | Building insurance is estimated to be approx £905 per annum exclusive. |

NAV

We are advised by the Land & Property Service that the NAV of the premises is £17,700. Rate in the £ for Belfast 2015/16 being 0.573418 resulting in rates payable of approximately £10,149.

VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.



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