



# MCCONNELL

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

## 028 90 205 900

[www.mcconnellproperty.com](http://www.mcconnellproperty.com)

PROMINENT COMMERCIAL PREMISES



## FOR SALE

### DESIRABLE GRADE B1 PROPERTY

SUITABLE FOR A VARIETY OF USES  
(Subject to Planning)

**44 University Road  
Belfast  
BT7 1NJ**



- Premises suitable for a variety of uses subject to the necessary planning consents.
- Extending to approx c. 1,605 ft<sup>2</sup> (149 sq m)
- The property occupies a prominent position on University Road, one of Belfast's main arterial routes - located within a 2 minute walk of the main Queens University Campus.
- Fully fitted out for restaurant use.



The Independent  
Commercial Property  
Consultants Network

MONTGOMERY HOUSE,  
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

T: 028 90 205 900

E: [info@mcconnellproperty.com](mailto:info@mcconnellproperty.com)



**LOCATION**

The property occupies a prominent position on University Road, one of Belfast's main arterial routes - linking south Belfast to the City Centre. This location is only 2 minutes' walk from Queens University and benefits from large volumes of pedestrian / vehicular traffic. Neighbouring occupiers include Villa Italia, Tony Roma's, Tesco Express, First Trust and Danske Bank.

**DESCRIPTION**

This 3 storey mid terrace property is currently used and fully fitted as a licensed restaurant premises. The property is well presented internally and is fitted to include - intruder alarm system, ceiling lighting, modern gas fired central heating system, plastered / painted walls & ceilings, wooden floors and original sash windows & shutters. The property further benefits from modern toilet suites with fully tiled floors and partly tiled walls.

**ACCOMMODATION**

	<b>SQ M</b>	<b>SQ FT</b>
<b>Ground Floor</b>		
Restaurant / Bar / Seating Area	58.2	626
Kitchen / Prep Area	22.4	241
<b>First Floor</b>		
Restaurant Seating Area	24.1	259
Bar Area / Seating	15.2	164
Plus Male WC & 2no. Female WCs	—	—
<b>Second Floor</b>		
Office	14.8	159
Store 1	4.1	43
Store 2	10.5	113
<b>TOTAL</b>	<b>149</b>	<b>1,605</b>

**TITLE**

Assumed freehold or long leasehold.

**GRADE B2 LISTED BUILDING**

According to the historic building website the property is Grade B2 listed ref: (HB26/27/019B)

**PRICE**

Offers in the region of £285,000 exclusive, subject to contract.

**EXISTING LEASE**

Tenant:	Crazy Horse Belfast Ltd
Commencement:	15th August 2017
Term:	10 years
Rent:	£25,000
Lease Term:	Full repairing & insuring
Tenant Break Option:	The Lease incorporates a TBO at 14th August 2022 subject to 6 months prior written notice.

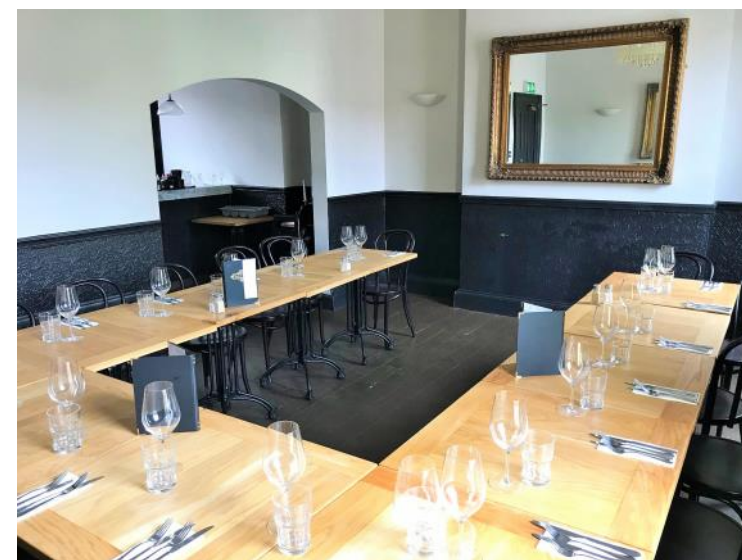
The restaurant business and contents may be available to purchase subject to separate negotiation.







**INTERNAL  
PHOTOGRAPHS**





## NET ANNUAL VALUE

We have been advised by Land & Property Services that the current NAV is £10,800. Rate in £ (2019 / 2020) is £0.614135 (Belfast). The property may be eligible to receive a small business rates relief of 20%. Rates payable are estimated to be c. £5,306 per annum assuming small business rates relief.

## VAT

We have been advised that the property has not been elected for Value Added Tax therefore no VAT will be payable on the sale price.

## VIEWING

Strictly by appointment through McConnell Chartered Surveyors.

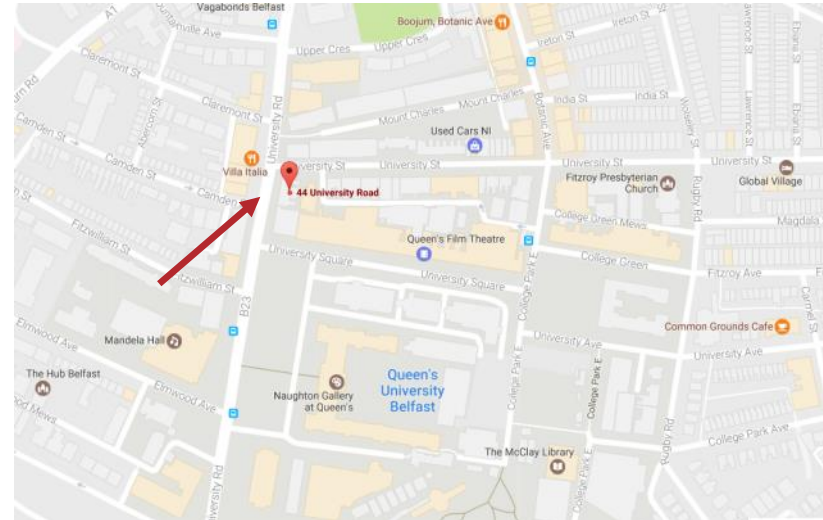
Contact: Andrew Agnew or Rory Clark

Tel: 028 90 205 900

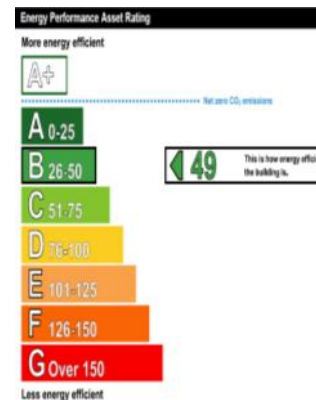
Email: [andrew.agnew@mcconnellproperty.com](mailto:andrew.agnew@mcconnellproperty.com) or  
[rory.clark@mcconnellproperty.com](mailto:rory.clark@mcconnellproperty.com)

Website: [www.mcconnellproperty.com](http://www.mcconnellproperty.com)

## LOCATION MAP



## ENERGY PERFORMANCE CERTIFICATE



© Crown Copyright 2113 2019