

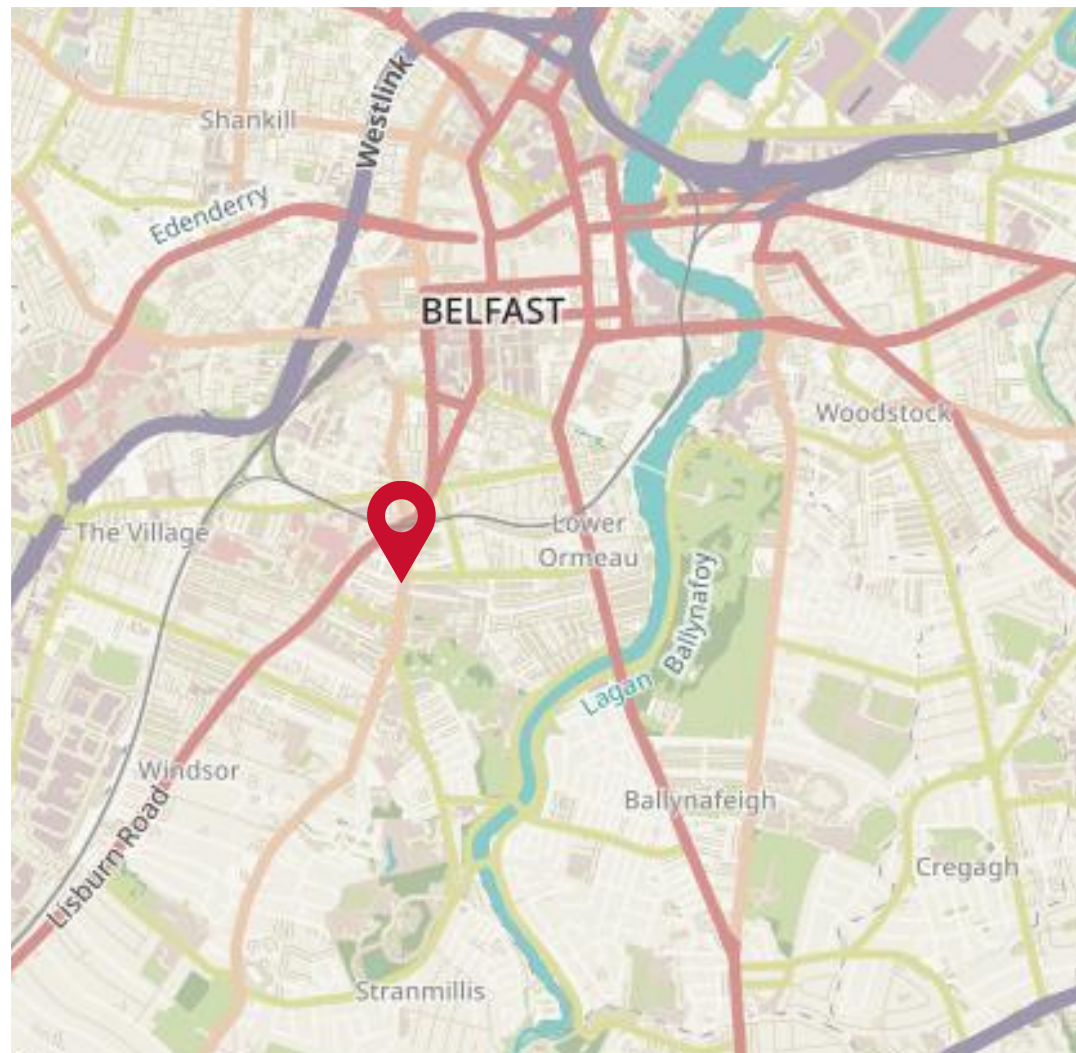
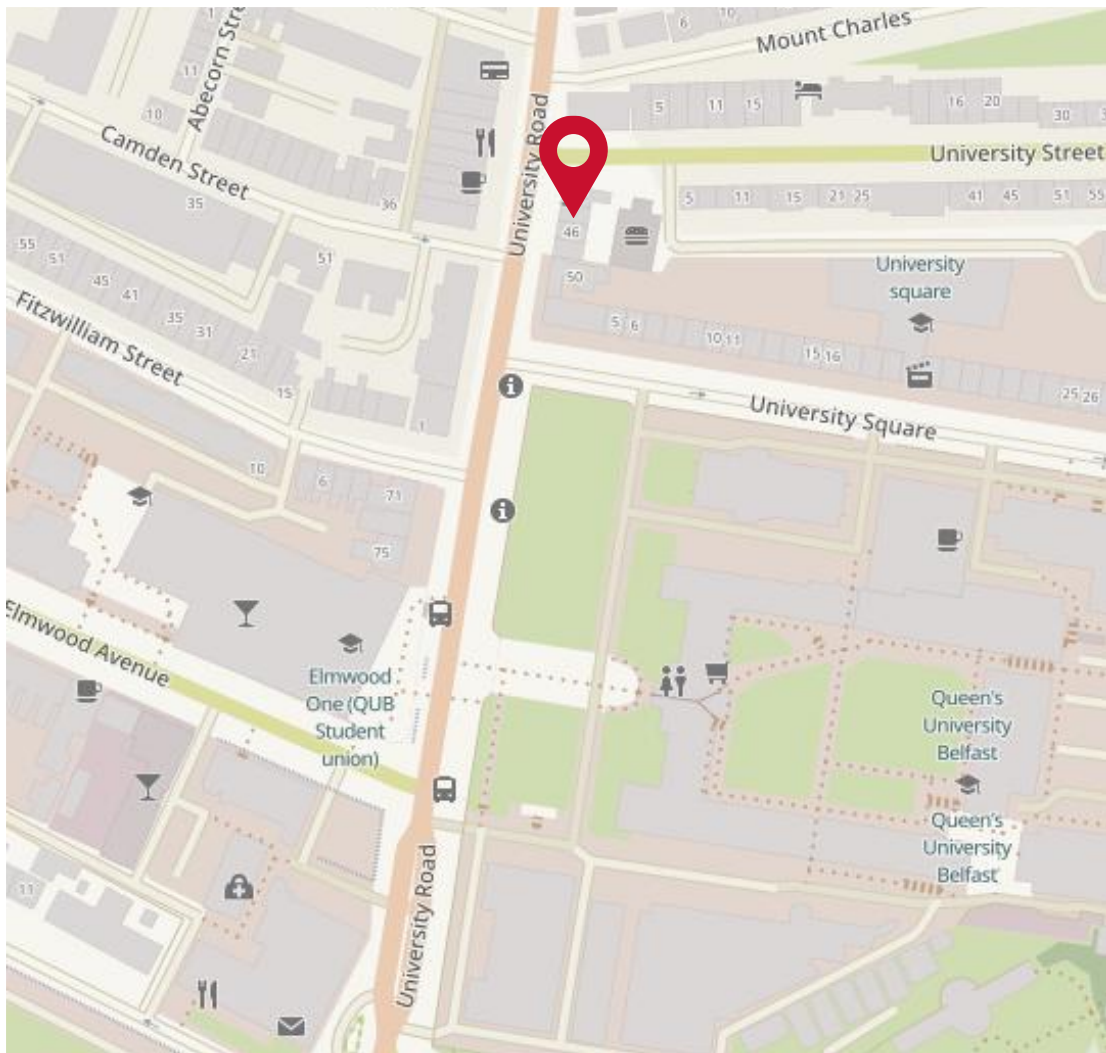
TO LET

**Lambert
Smith
Hampton**



44 University Road, Belfast, BT7 1NJ

**Commercial premises totalling
2,285 Sq Ft with hot food consent**



LOCATION

The Queen's Quarter in South Belfast is a thriving commercial hub, attracting a strong mix of professional services, hospitality and retail businesses. Its proximity to Queens University ensures a steady flow of students, staff and visitors, creating consistent footfall and demand. The area benefits from excellent transport links, and Belfast City Centre is a short 15 minute walk from the subject.

The premises occupy a highly visible position on University Road, one of the city's main arterial routes within the affluent South Belfast. Nearby occupiers include Tesco, Villa Italia, Cafe Nero and a number of offices, financial services, restaurants and coffee shops.



DESCRIPTION

The property has been fully refurbished and occupies a prominent position on a main arterial route, benefiting from high levels of passing footfall and traffic. It offers excellent transport links and was formerly configured as a restaurant. The premises benefits from hot food consent.

The fully refurbished subject premises extends over 3 floors to include:

- Ground Floor restaurant and kitchen space
- First Floor restaurant and W/C facilities
- Storage Space located at second floor level
- Gas-Fired heating system
- Suitable for a variety of uses subject to relevant statutory consents
- Benefits from catering equipment. For further information please contact the agent

It is understood that the building has Grade A3/A4/A5 listed status, and benefits from an EPC rating of C65.

SCHEDULE OF ACCOMMODATION



Floor	Sq Ft
Ground Floor	1,053
First Floor	709
Second Floor	523
Total	2,285



IMAGES

Lambert
Smith
Hampton

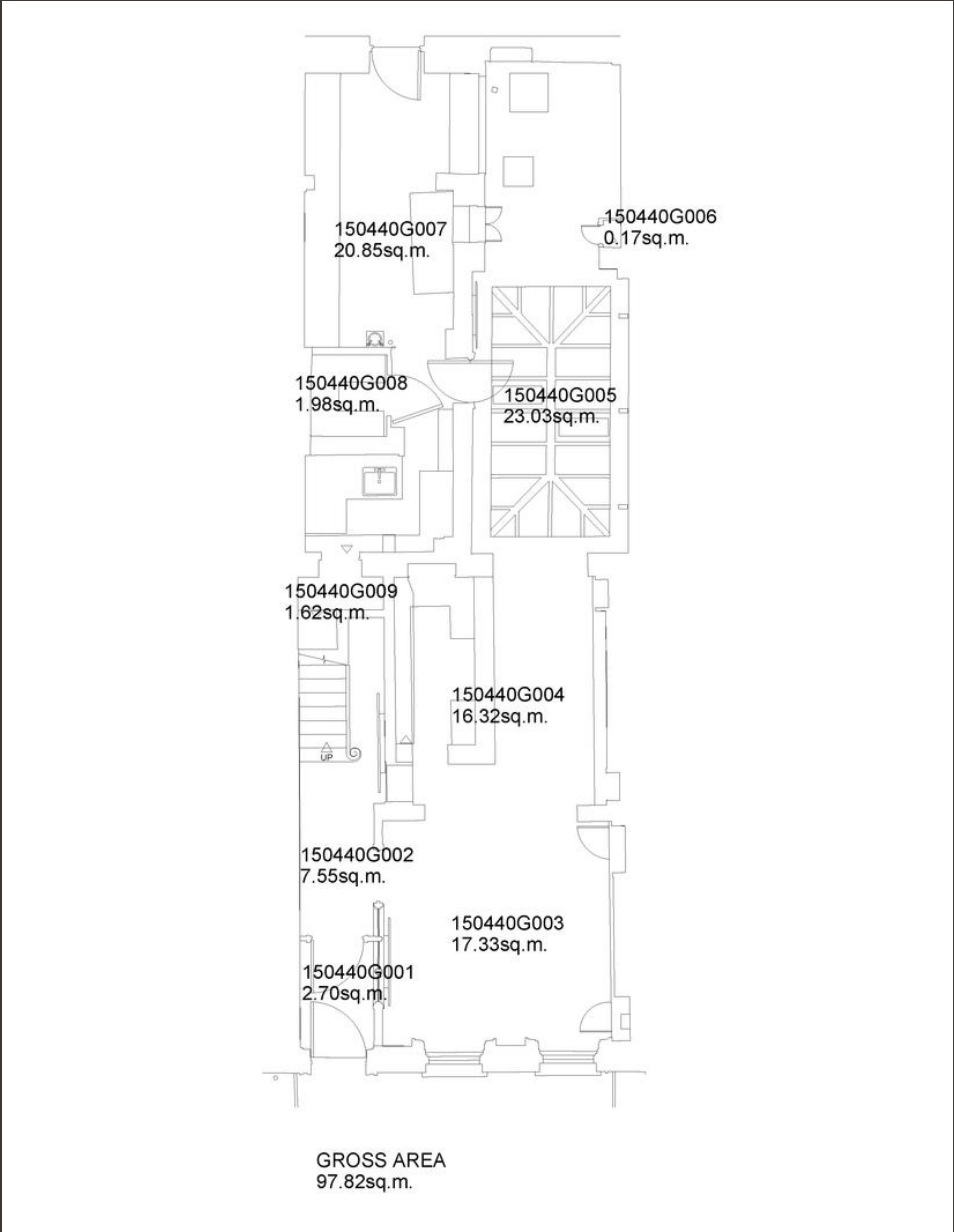




FLOOR PLANS

Ground
Floor

Lambert
Smith
Hampton

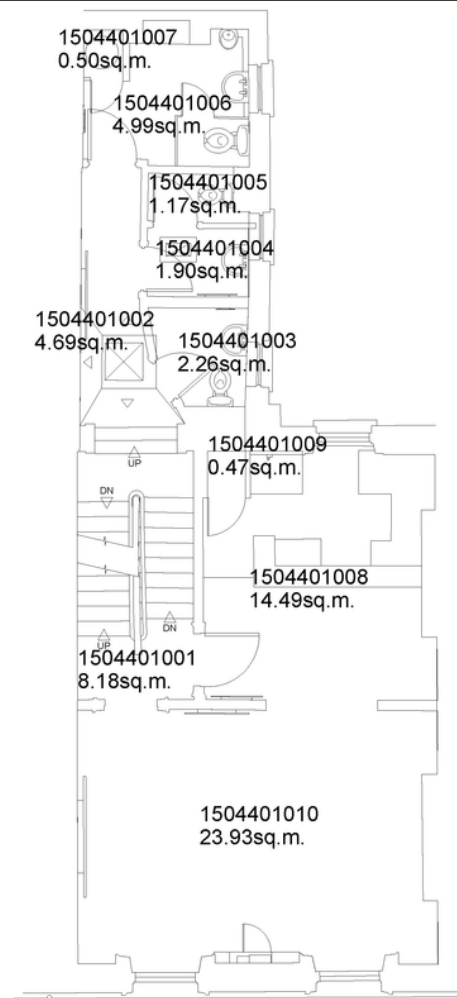




FLOOR PLANS

First
Floor

Lambert
Smith
Hampton



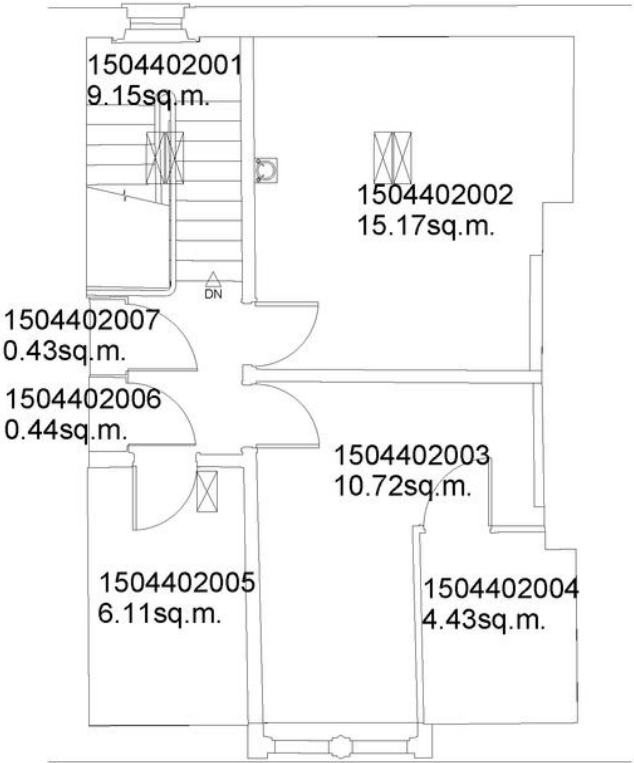
GROSS AREA
65.86sq.m.



FLOOR PLANS

Lambert
Smith
Hampton

Second
Floor

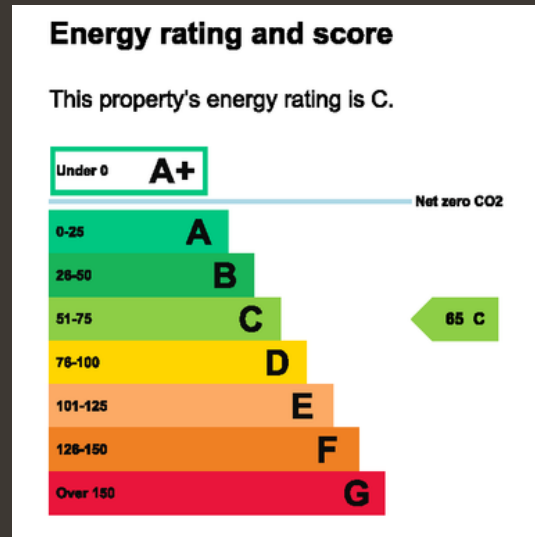


GROSS AREA
48.63sq.m.



ENERGY PERFORMANCE CERTIFICATE

The property benefits from an EPC Rating of C65.



For Further Information

CONTACT

Tom Donnan
07442 495827
TDonnan@lsh.ie

CONTACT

Kyle Abernethy
07429 777911
KAbernethy@lsh.ie

CONTACT

Cerys Moore
07889 946381
cmoore@lsh.ie

LEASE DETAILS

Rent: £28,500 Per Annum exclusive

Term: 5 years

Repairs: Full Repairing and Insuring terms

Insurance: The tenant will reimburse the landlord with a fair proportion of the cost of insuring the premises

RATEABLE VALUE

NAV - £11,500

Rate and Poundage for 2026/27 in Belfast - 0.650288

Rates Payable - £7,478

VALUE ADDED TAX

VAT is applicable to the property.

ANTI MONEY LAUNDERING

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser/ tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.