



**To Let Hot Food Takeaway
(By Way of Assignment)**
88 Stranmillis Road, Belfast BT9 5AD



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

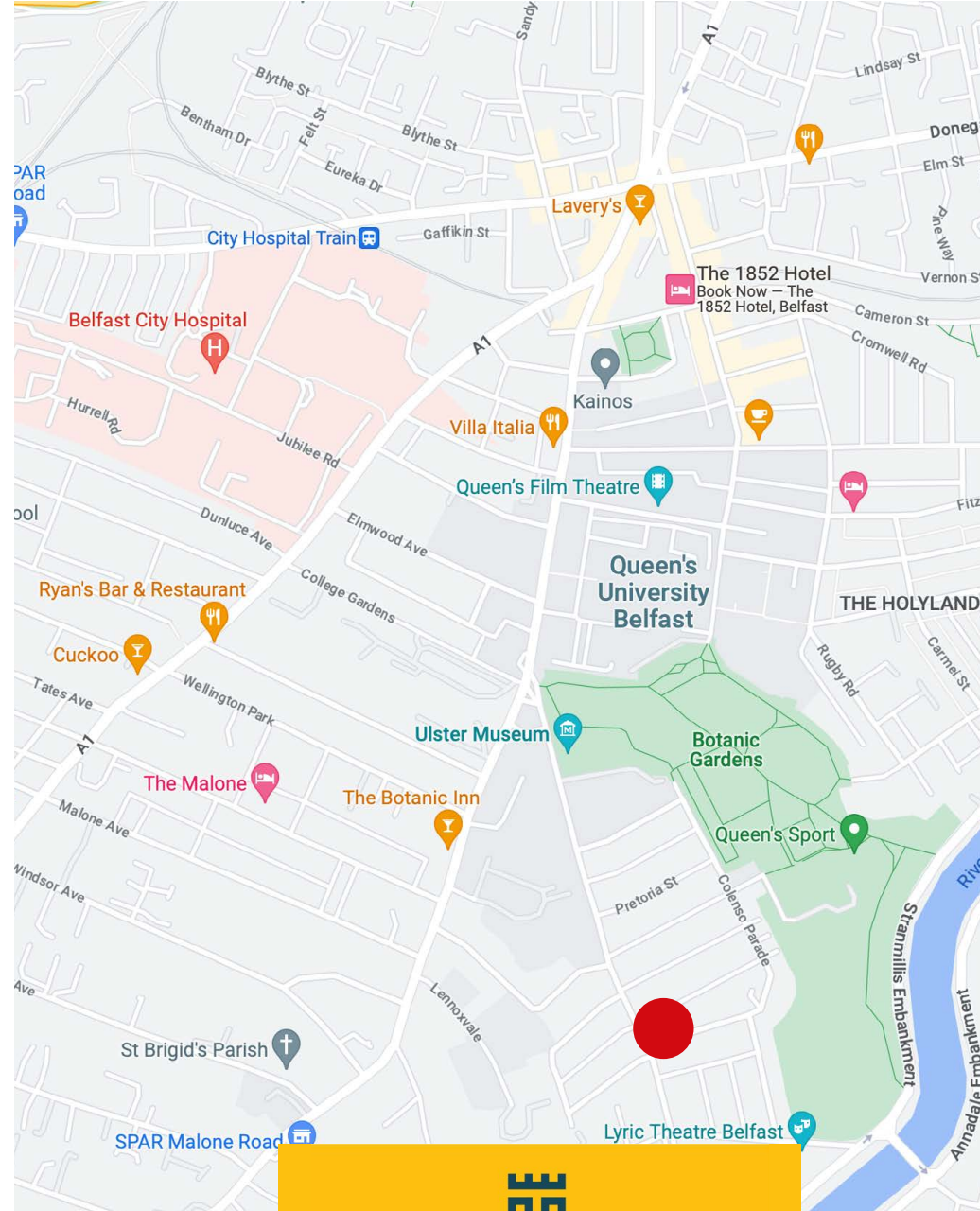
- Fantastic hot food unit to let by way of assignment.
- Prominent frontage onto Stranmillis Road.
- Surrounded by a large catchment of housing.

LOCATION

- The Stranmillis Road is one of Belfast's most successful suburban retailing destinations with a combination of retail units, restaurants, bars and high density housing.
- Benefits from generous on-street parking and fantastic public transport.
- Close to Queens University & Stranmillis University College.

DESCRIPTION

- The subject is a ground floor Chinese takeaway and comprises an open plan counter/sales area, rear kitchen and prep area with walk in fridge, dish / storeroom and WC.
- The frontage is finished to include an aluminium shop front. Internally it has recently been refurbished to a modern standard with a small waiting area, suspended lighting, laminate effect flooring and panelled walls. The rear kitchen is fully fitted to include gas cookers and a walk in freezer.
- Inventory list and price for equipment available on application.
- The hot food unit benefits from high footfall and other retailers nearby include a Centra convenience store, Subway, Bob and Berts, Winemark, Sinnamon coffee shop, Stranmillis Pharmacy and Craftsman Cleaners.



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ACCOMMODATION

Description	Sq M	Sq Ft
Counter/Sales Area	19.4	209
Kitchen/Prep Area	40.5	436
Dish/Store Room	4.2	45
WC		
Total	64.1	690

PREMIUM

£15,000, exclusive, for the fixtures and fittings.

LEASE DETAILS

Term: 20 years from 1st September 2016.

Rent: £21,000 + VAT per annum, exclusive.

Review: Upwards Only every 4 years.

REPAIRS & INSURANCE

Tenant responsible for all repairs and reimbursement of the building insurance premium to the Landlord.

RATES

NAV = £11,800

Rate in £ 2023/24 = 0.599362

Rates payable 23/24 = £5,657.98

(inc 20% Small Business Rates Relief)

VAT

All prices and outgoings are exclusive of but may be liable to Value Added Tax.



EPC



CONTACT

For further information or to arrange a viewing contact:

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