

finchTM

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BELLAIRE

028 9024 5877

Ticket Zone
P Mon-Sat
8 am-6 pm
2 hours
No return
within 1 hour

To Let

1,482 sq ft (137.7 sq m)

133 Royal Avenue,
Belfast, BT1 1FG

Former **Hairdresser**

Planning Permission for Coffee Shop

Suitable for a variety of uses:



Location

The property is located in a prominent location close to the junction of Royal Avenue and William Street on the north side of Belfast City Centre, adjacent to the Cathedral Quarter.

The area is dominated with the new University of Ulster Campus which opened in 2023. This 800,000 sq ft facility has brought over 15,000 students and 2,500 staff into the area and has been the catalyst for the development of many new purpose-built student accommodation blocks in the immediate vicinity.

Diagonally opposite the property are two of Belfast's most eagerly awaited development sites – Belfast Stories (belfastcity.gov.uk) will be Belfast's new Tourist attraction and 6,000 capacity outdoor music venue. And The Sixth, Belfast (thesixthbelfast.com) the Belfast City Council backed 230,000 sq ft office and commercial development. Belfast Central Library is directly opposite also.

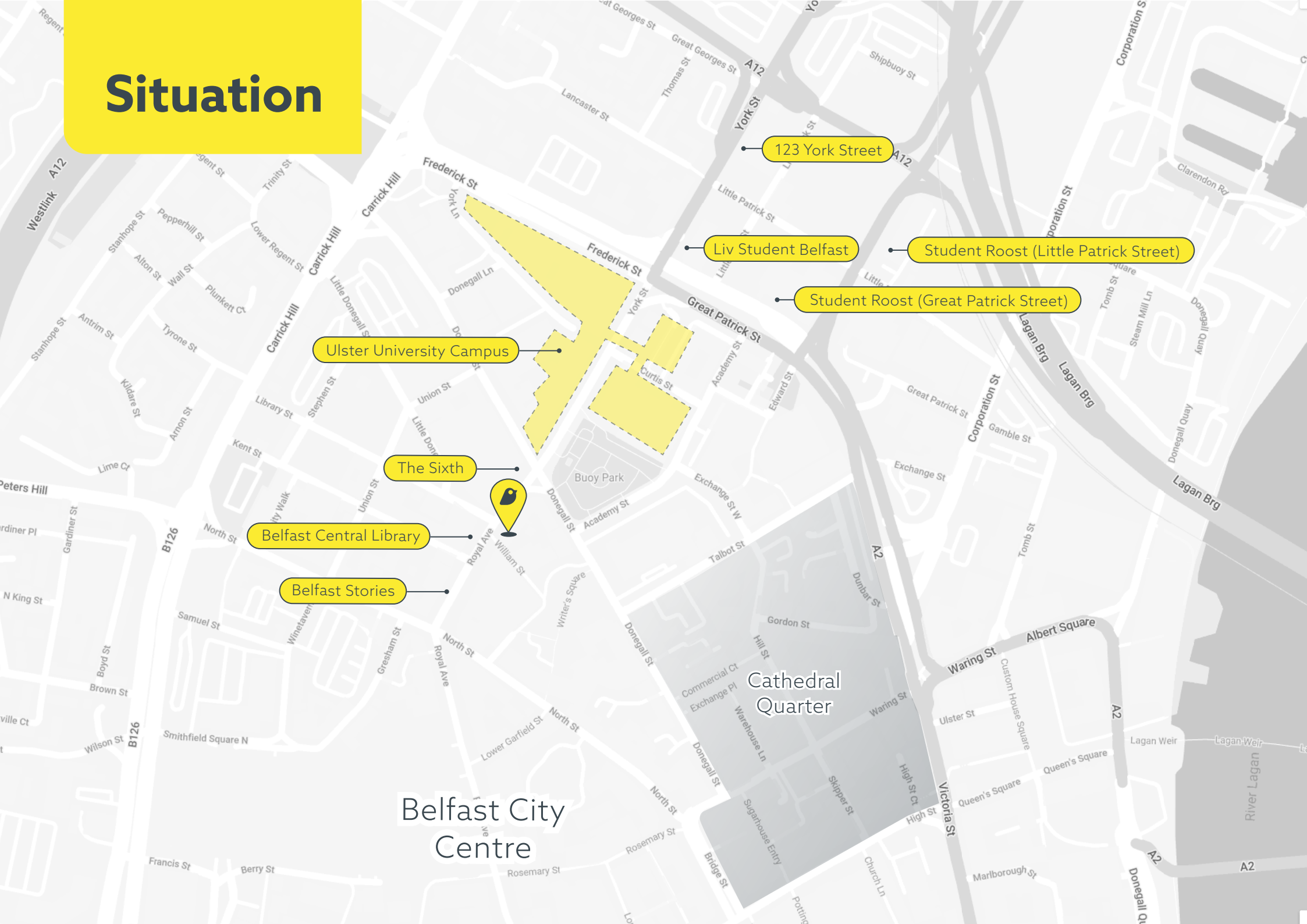


Our Stories
Belonging to Belfast



THE SIXTH

Situation



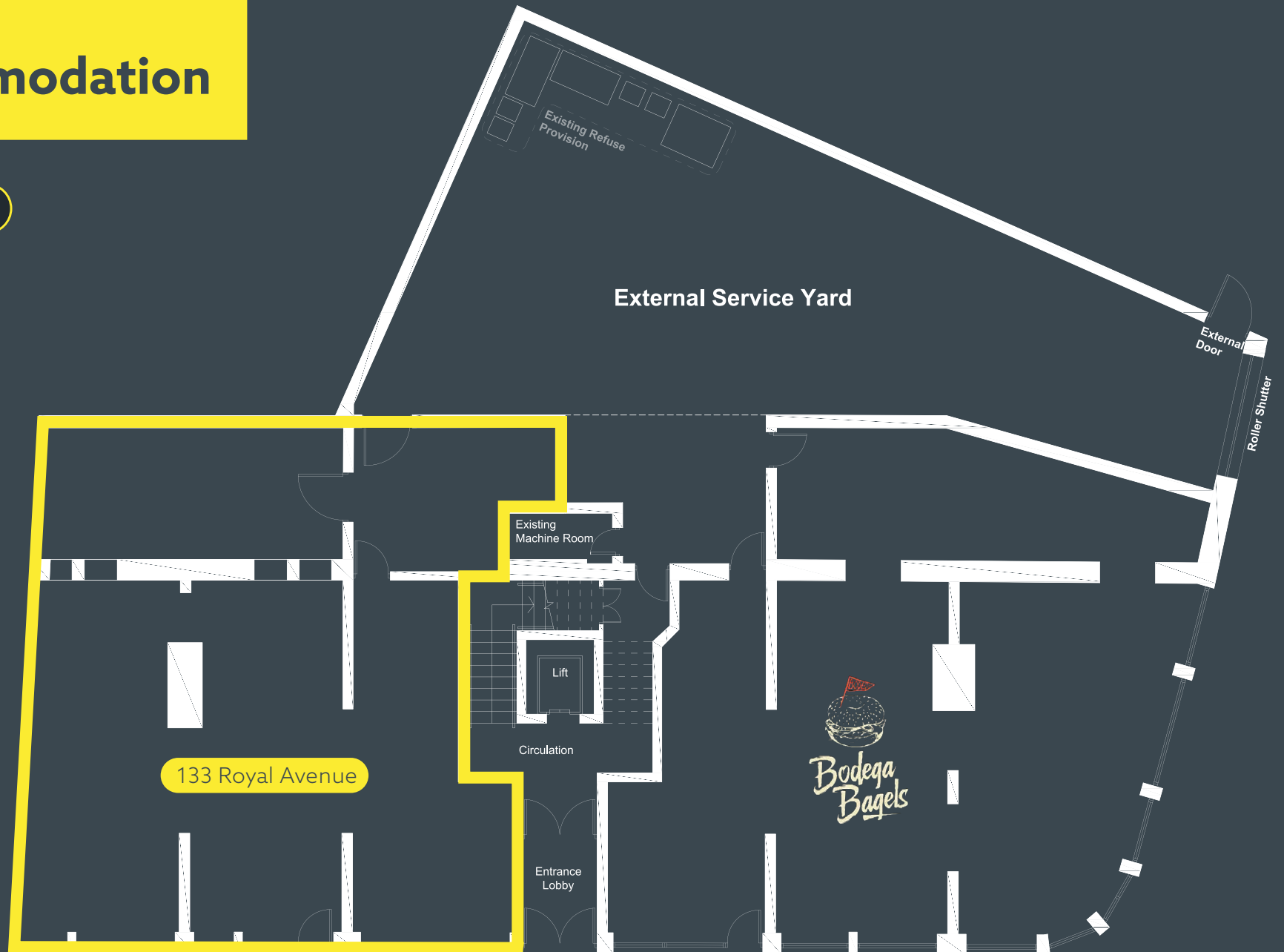


Accommodation

Ground Floor

1,482 Sq Ft

137.7 Sq M



Lease Details

	Sq Ft	Sq M	Rent	Service Charge	Insurance
Existing	1,482	137.7	£37,500	£1,050.00	£1,367.94

Rates

NAV:	£14,100
Rate in the £ 26/27:	0.65029
Rates Payable 26/27:	£9,169

VAT

All charges and outgoing will be liable for VAT.

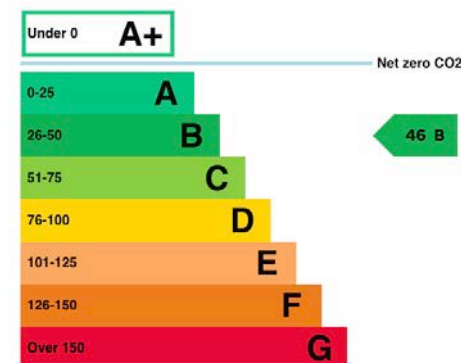
Further Information

For further information or viewing please contact:

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nicky@finchCRE.com

EPC - 46B

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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