



# TO LET

Prominent Ground Floor Unit with Benefit of Hot Food Consent

**27 Gordon Street, Belfast, BT1 2LG**



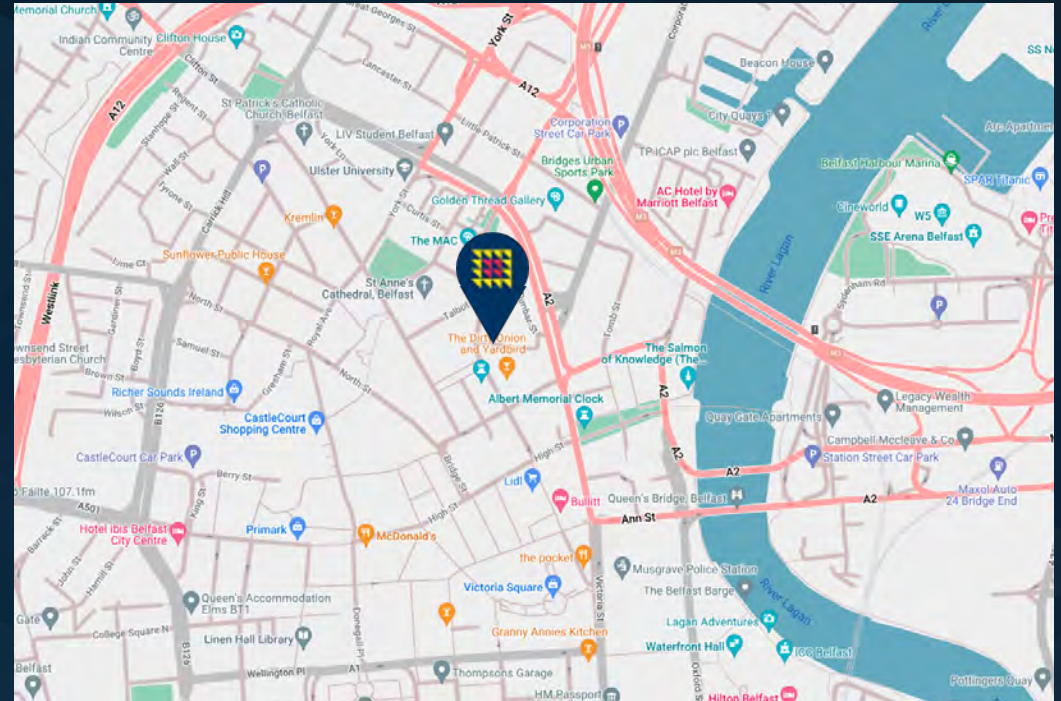
# LOCATION / DESCRIPTION

The subject is situated in Belfast's Cathedral Quarter which is the artistic and cultural heart of the city, renowned for its vibrant restaurants bars, hotels and entertainment venues such as The MAC Arts Centre.

The subject is also in close proximity to St Anne's Square, Victoria Square and the new Ulster University Campus which is home to 15,000 students.

Neighbouring occupiers in the immediate vicinity include Common Market, 39 Gordon Street, and Club Lux. In addition, occupiers such as The Harp Bar, Duke of York, The National and Bunsen are located close by.

Internally the accommodation is finished to include double glazed windows on three sides of the unit, carpeted flooring, suspended Ceiling, and oil-fired central heating.



# ACCOMMODATION

Description	Area sq m	Area sq ft
GROUND FLOOR (Comprising open plan area, 3. no. private offices, kitchen & disabled WC)	C. 118 sq m	C. 1,254 sq ft


# PLANNING

Planning has been approved for hot food / takeaway use. Planning Ref: LA04/2022/2049/F

# LEASE DETAILS

- RENT:** For hot food use: £27,500 per annum plus VAT.  
For office use: Price on Application.
- TERM / RENT REVIEW:** Negotiable subject to periodic rent reviews.
- REPAIRS / INSURANCE:** Internal repairing and insuring basis plus service charge liability.
- SERVICE CHARGE:** The tenant will be responsible for a fair proportion of the landlords costs in repairing and maintaining the common areas and exterior of the building
- VAT:** All prices, outgoings etc are exclusive of, but may be subject to VAT.





Oh Yeah  
Music Centre

39 Gordon  
Street

Club LUX

Common  
Market

Ramada  
Hotel

Neighbouring Hospitality Occupiers  
on Hill Street c. 2 minute walk away:

The Harp Bar

Duke of York

The National

Bunsen

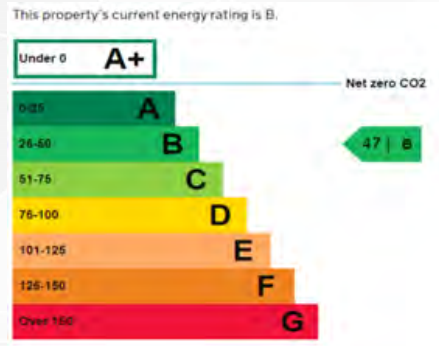
# RATES

From our review of the Land and Property Service online website, the NAV for the subject property is £10,100.

The commercial rate in the pound for 2022/ 2023 is £0.551045. (Estimated Rates Payable: £5,565.55)

Please note that all prospective purchasers should make their own enquiries to confirm the NAV / rates payable.

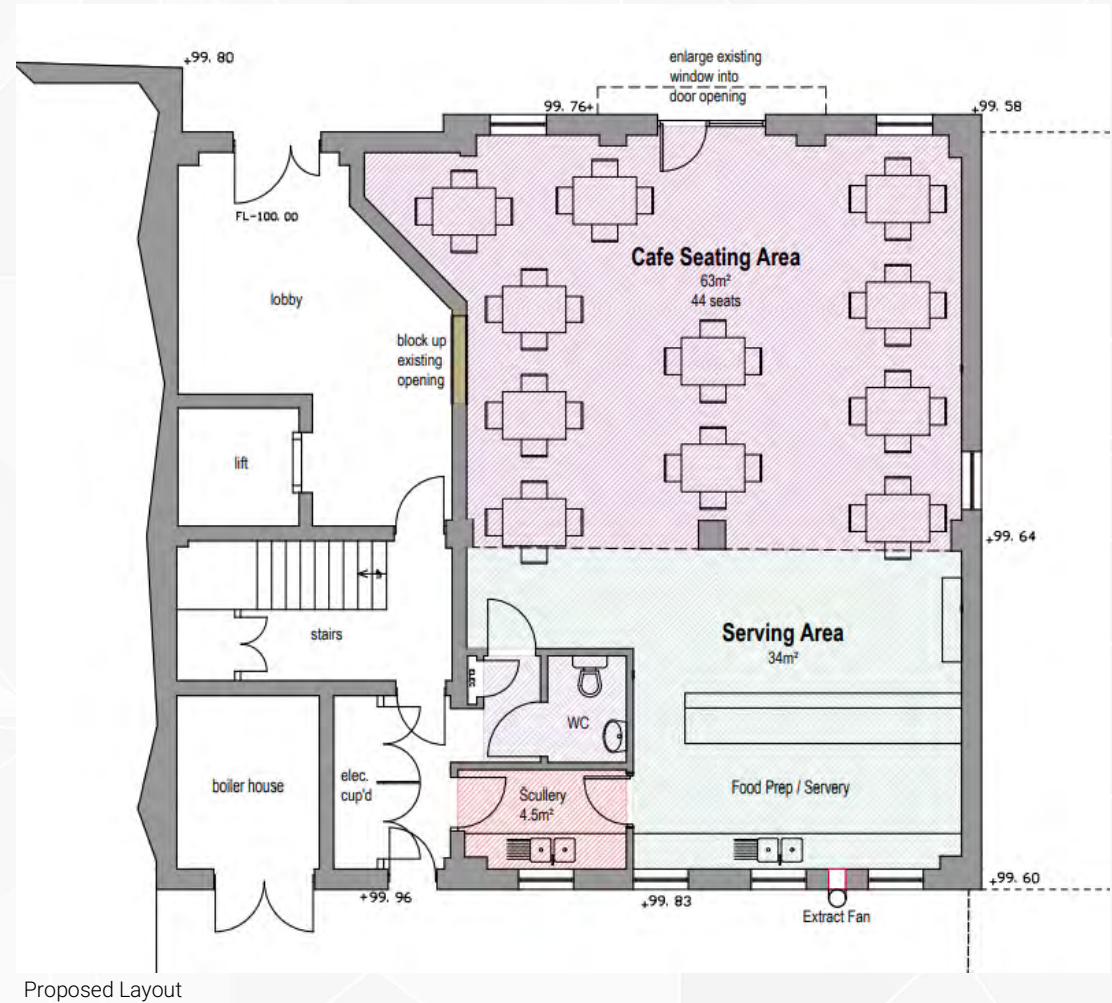
# EPC CERTIFICATE



## Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

File No:9056



Proposed Layout

# CONTACT DETAILS

IAIN MCCABE  
iain.mccabe@okt.co.uk

JAMES CHRISTIE  
james.christie@okt.co.uk

028 9024 8181

OKT.CO.UK



OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.