

perkinsfox

020 7486 6550

www.perkinsfox.com



Unit FFC1, Victoria Square, BELFAST BT1 5QB

RESTAURANT/SHOP TO LET

Location

The restaurant is located on the Mid-Upper Level of The Victoria Square Shopping Centre which is located to the East of the City Centre. The Centre is anchored by a 200,000 sq ft **House of Fraser** department store and over 50 units including, **Topshop, Urban Outfitters, River Island, Hollister and H&M**. There is a large leisure element to the development with an 8 screen Odeon multiplex and many full service restaurants (**Nandos, F & B, Pizza Express, Prezzo, Zizzi, Cosmo**) on the upper level above the McDonald's Restaurant which is situated within a small cluster on the Middle level with other operators including **Five Guys, O'Brien's, Pizza Hut, Spur Steakhouse** and **Wagamama**.

Accommodation

The property provides the following approximate accommodation:

| Floor Area | Sq M | Sq Ft |
|--------------------|------|-------|
| Ground Floor Sales | 278 | 2,992 |
| Remote store | | |

Lease

The McDonald's accommodation is held on an FRI lease for a term of years expiring 31/01/2023 at a rental of **£105,500pax**. The next review is due 31/01/2018. Assignment or sub-lease subject to status.

The remote storage rent is £ £4,500pax and a service charge of £19,600pa

Rates

We have been informed by the local Rating Authority that the following rateable value applies: -
2015 list - £80,300 Rates payable £49,020.50 per annum 2018/9)
Interested parties are strongly advised to make their own enquiries.

Planning

The premises have A3 consent.

Rent Free

Subject to covenant strength a rent free period will be available.

VAT

The property has been elected for VAT purposes.

Energy Performance Certificate (EPC)

Full EPC report and certificate are available on request.

Viewing and Further Information

Viewings strictly by appointment with the sole agent:

Michael Perkins

Perkins Fox
34 South Molton Street
London
W1K 5RG

Tel: 020 7486 6550

Email: info@perkinsfox.com

On the instructions of



