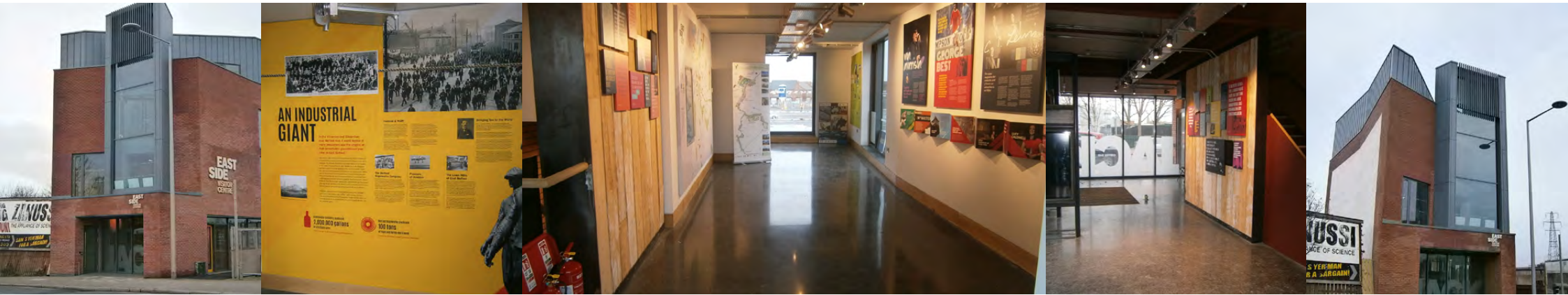


EASTSIDE CAFÉ, 402 NEWTOWNARDS ROAD, BELFAST, BT4 1HH



**RECENTLY CONSTRUCTED FULLY FITTED CAFÉ,
FORMING PART OF THE NEW EASTSIDE VISITOR CENTRE**

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Summary

The property forms part of the new EastSide Visitor Centre, located at the intersection of the Connswater and Comber Greenways on the new C.S.Lewis Square. The Connswater Community Greenway is a £40m investment in a linear park through East Belfast, creating a vibrant, safe and accessible parkland for leisure, recreation and community events.

The café décor reflects the inspirational people from the east of the city and includes static and interactive information displays.



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Location

The subject premises are located on the Newtownards Road at Holywood Arches, an emerging regeneration area. The café is close to numerous well known retailers such as McDonalds, Boots Chemist, Wyse Byse, H&S Hire and Connswater Shopping Centre and Retail Park.

The café is on one of Belfast's key arterial routes and on two greenways, easily accessible by public transport and bike. The subject premises opens on the C.S.Lewis Square, designed for celebrations and events.

Description

The subject premises occupies the first and second floors with a newly constructed red brick building at 402 Newtownards Road, with the premises also benefitting from a large outside area to the rear, which overlooks the CS Lewi Square.

The premises have been finished to a high standard to include attractive polished slab floor, pvc double glazing, a large amount of glazing to the front, side and rear, and spotlights.

The cafe, named Jack which was C.S.Lewis' nickname, tells the stories of the inspirational people from EastSide including George Best, C.S.Lewis, The Yardmen and Van Morrison.

The EastSide displays that are installed are marked in red on the café layout drawings.

Opening Hours

The successful operator will be required to open during the following times:

Monday-Friday 8am to 6pm / Saturday & Sunday 10am to 5pm

The successful operator will have the ability to open beyond these hours should they wish to do so.

Accommodation

We calculate the approximate Net Internal Areas to be as follows:-

Ground Floor	572 sq ft	(53.12 sq m)
First Floor	536 sq ft	(49.75 sq m)
Total	1,107 sq ft	(102.87 sq m)

Rent

£15,000 per annum, set for the first three years of the lease.

Lease Terms

Length of lease by negotiation.

Repairs

Tenant to be responsible for interior repairs and a proportion of exterior repairs by way of Service Charge.

Service Charge

The tenant is to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance, repair and decoration of the building of which the subject premises forms part.

The tenant will be responsible for all utility bills within the premises. When additional floors are let the landlord will assess an equitable method of distribution between tenants.

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Rates

Tenant will be responsible for payment of rates on leased space.

VAT

VAT will be payable.

Equipment

As the premises will be fully fitted, a range of kitchen equipment will be provided, namely the following-

- Panini Press • Chilled Display • Ambient Display
- Undercounter Fridge • Microwave/Oven combi
- Dishwasher • Coffee Machine • Espresso Grinder
- Water Boiler • Built in Servery • Breakfast Bar

Tourism displays marked in red on the attached floor plans.

There will be the opportunity to sell EastSide tourism products and ticketing which will be agreed with the successful operator.

EPC

A24.

Viewing

Strictly by appointment with the sole letting agents-

Brian Kidd

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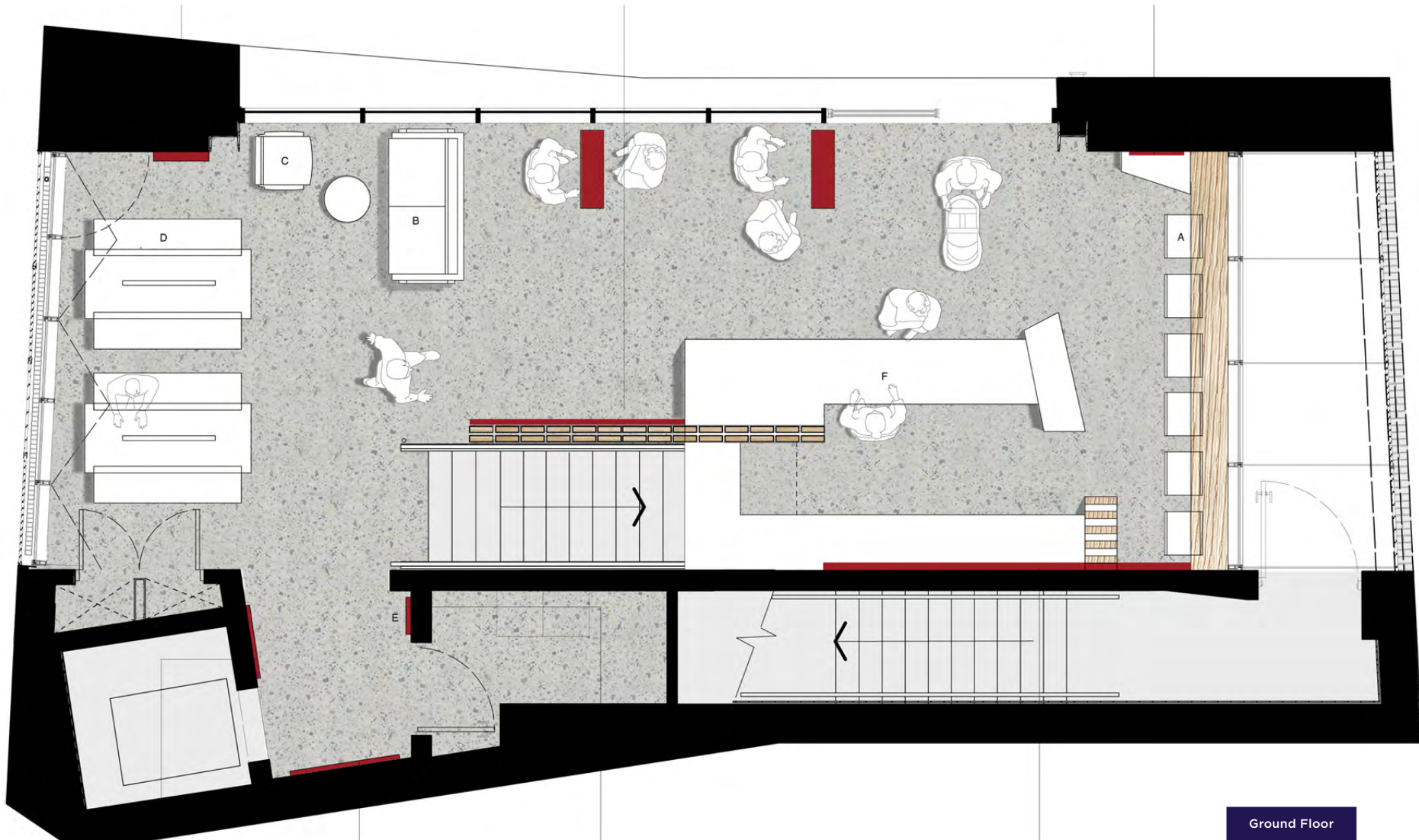
Stephen Reid

M: 07775 924283

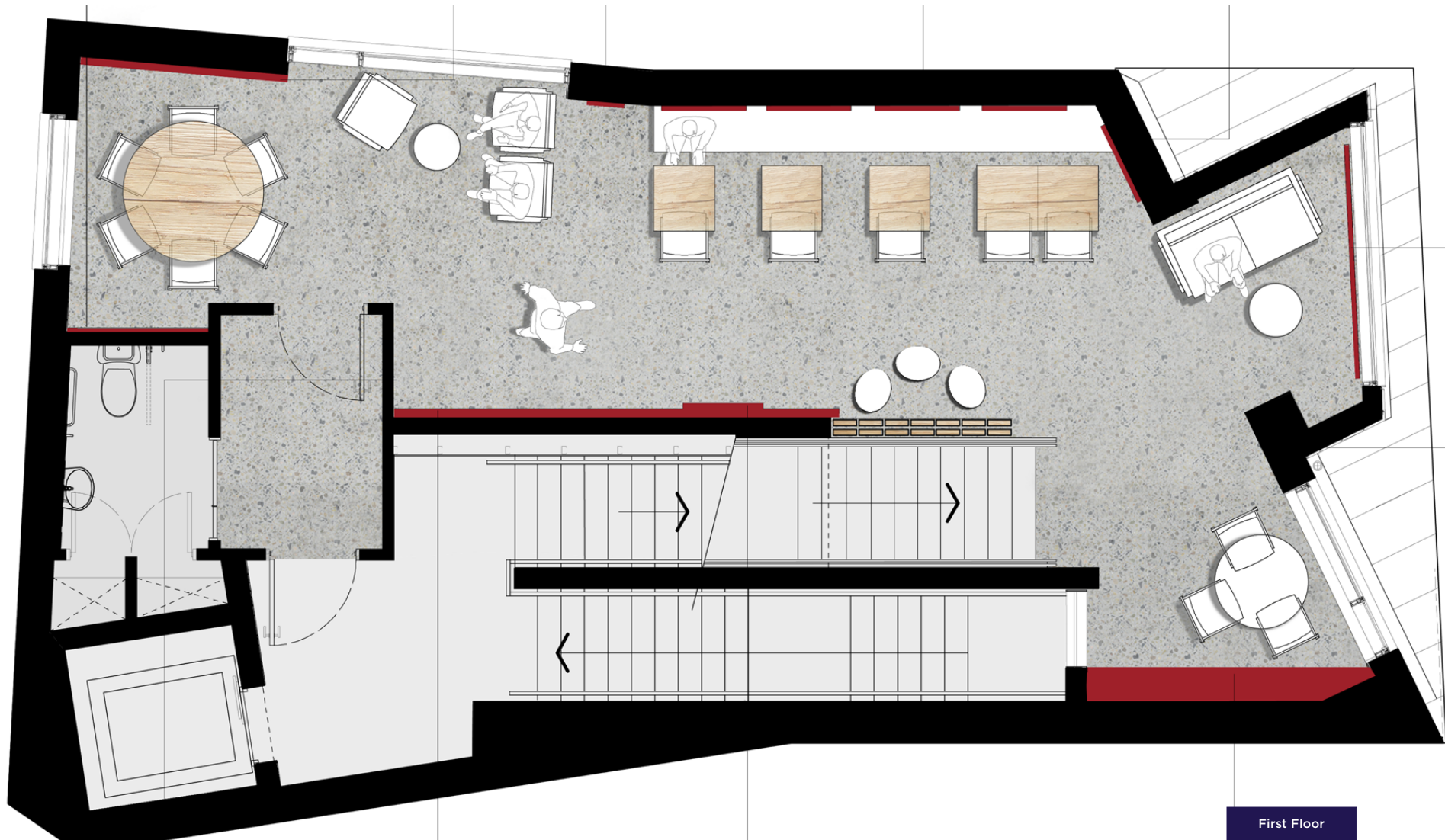
E: stephenr@frazerkidd.co.uk



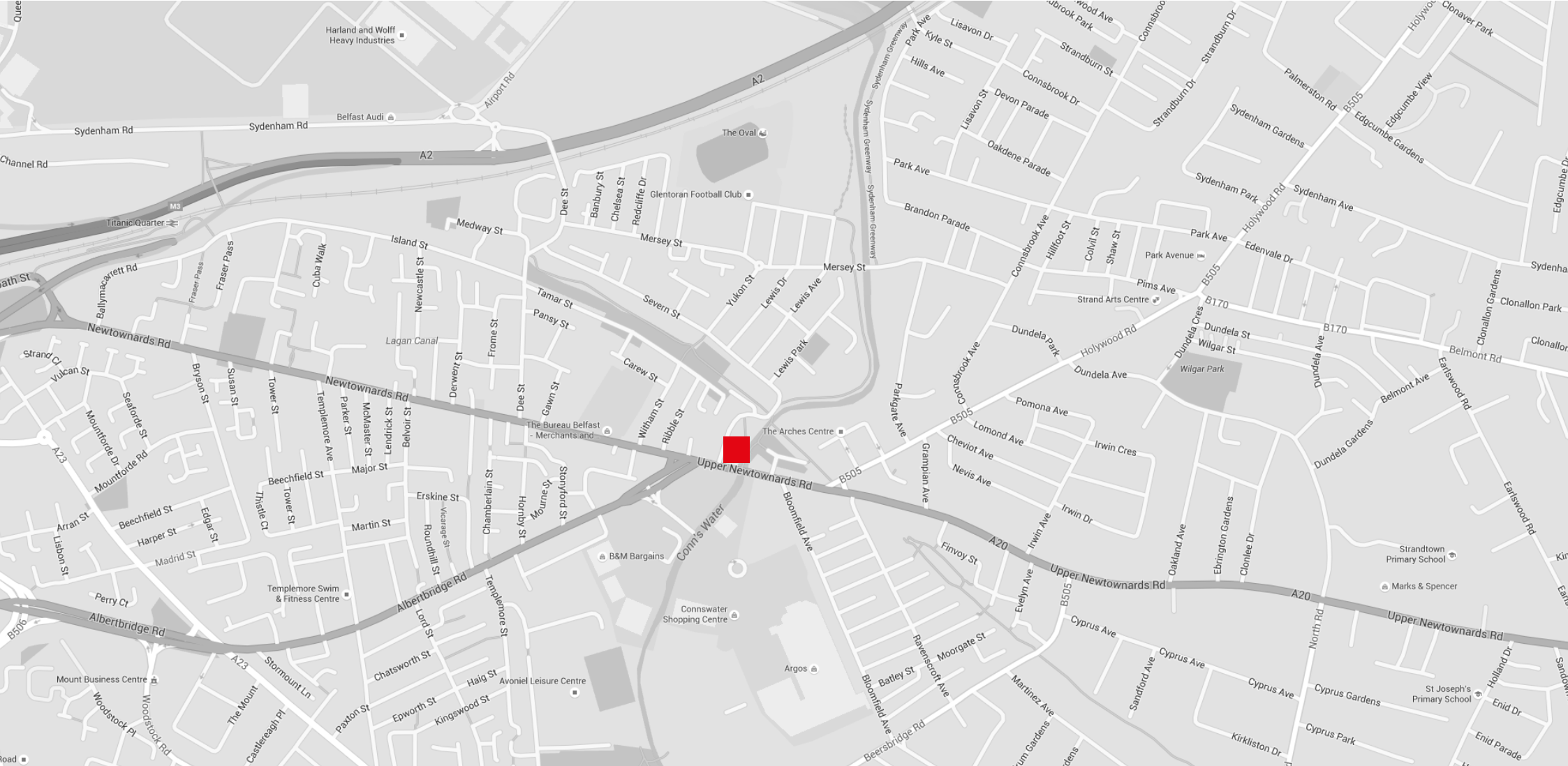
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