

**Flexible
Terms Available**



To Let Café - JACK Coffee Bar,
EastSide Visitor Centre, C.S. Lewis Square
402 Newtownards Road, Belfast BT4 1HH

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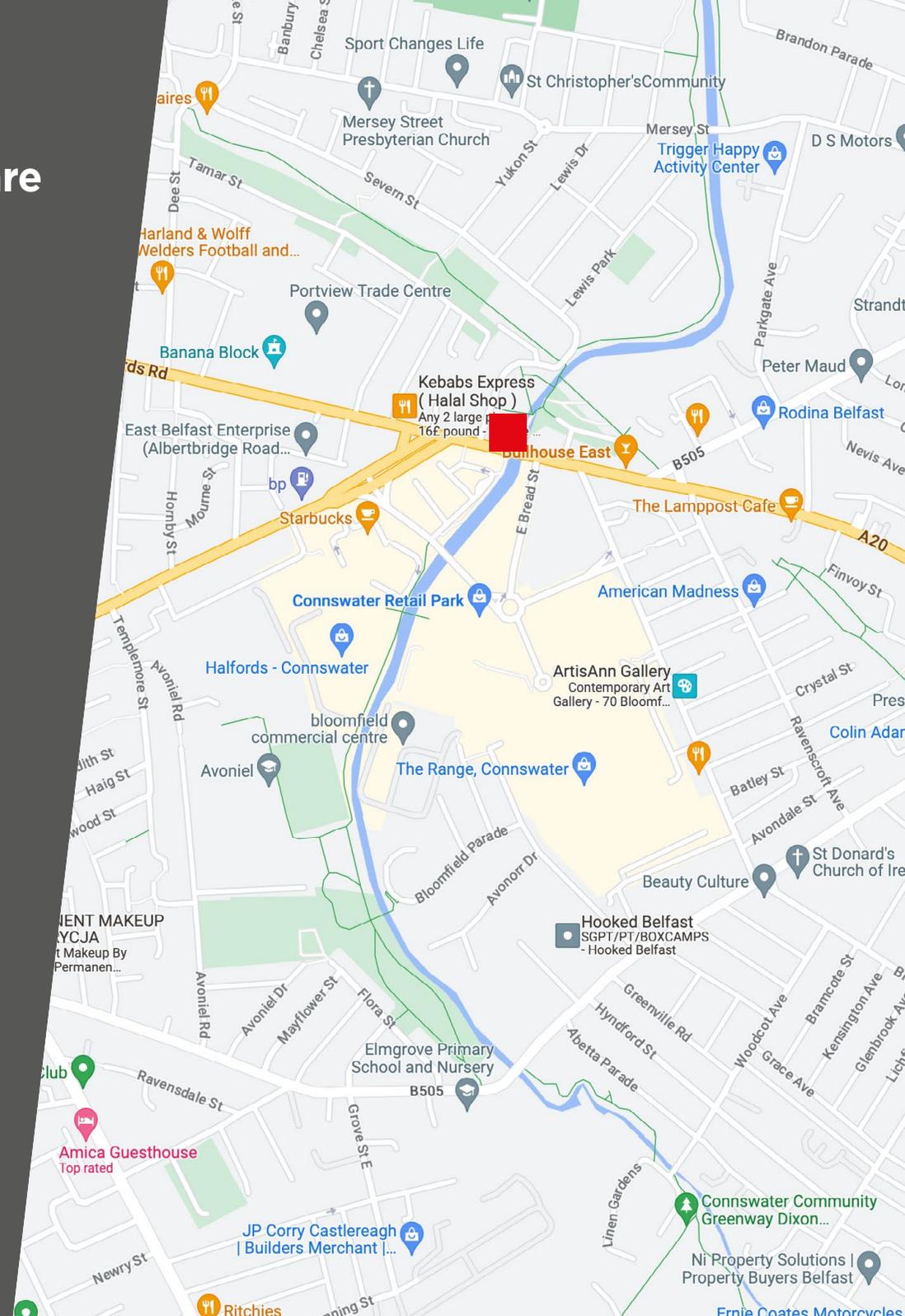
Summary

- Prominent ground floor café in the heart of East Belfast, located on the intersection of Connswater Community and Comber Greenways on C.S. Lewis Square.
- Spacious café premises split over ground floor and first floor extending to c. 1,107 Sq Ft.
- Décor reflects inspirational people from east of the city and includes static and interactive information displays.
- Suitable for a café operation.

Location

Located in the heart of Holywood Arches, where the Connswater Community Greenway meets the Comber Greenways, the C.S. Lewis Square has become the symbol of East Belfast's recent regeneration attracting approximately 250,000 visits per year.

Situated on one of Belfast's key arterial routes and on two greenways, easily accessible by public transport and bike. Opening onto C.S. Lewis Square, designed for celebrations and events.



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Description

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

JACK Coffee Bar is a 40-seater café space split over the ground floor and first floor of EastSide Visitor Centre. Interactive touchscreen displays and engaging interpretative panels animate the walls of the building, celebrating east Belfast's rich industrial, cultural, political and sporting past. Full length, bi-folding doors open out onto the C.S. Lewis Square to offer unique al fresco dining experiences as well as an opportunity for the café operator to double seating capacity in spring, summer and early autumn.

EastSide Visitor Centre positively showcases the best of east Belfast and is integral to EastSide Partnership's plans for the continued development of C.S. Lewis Square as a must visit destination. JACK Coffee Bar should add value and enhance the C.S. Lewis Square visitor experience all year round.

As such, the operator of JACK Coffee Bar will commit to providing a warm and welcoming, family-friendly 'social hub' style atmosphere for visitors and locals alike. The operator will be encouraged to bring their own personality to the space however excellent coffee, locally sourced food menu, 'best in class' customer service and the highest standard of cleanliness are all essential. An ethos of sustainability, 'green' principles and an ambition to reduce avoidable waste will also be a pre-requisite.

JACK Coffee Bar comes with a fully fitted range of café facilities including La Marzocco espresso machine and Merrychef oven (full equipment list can be provided on request). Anticipated operating terms will be through management agreement aligned to turnover.

Opening Hours:

The successful operator will be required to open during the following times:
Monday - Sunday 9am-5pm

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



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Accommodation

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

Description	Sq M	Sq Ft
Ground Floor	53.12	572
First Floor	49.75	536
Total Approximate Net Internal Area	102.87	1,107

Licence

A licence of 6 months is being offered, where the licensee shall have the option to break at any time by giving one calendar's months' notice. A longer licence/lease term is available if required.

Rates

NAV: £4,750

Non-Domestic Rate in £ (23/24): 0.572221

Rates Payable: £2,718.05 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Licence Fee

£2,625 per month payable monthly in advance.

Please note that the licence fee is inclusive of costs in relation to electricity, gas, water rates insurance, window cleaning, phone line rental, waste disposal and external maintenance costs.

Repair

Licensee responsible for interior repairs.

VAT

All figures quoted are exclusive of VAT, which may be payable.

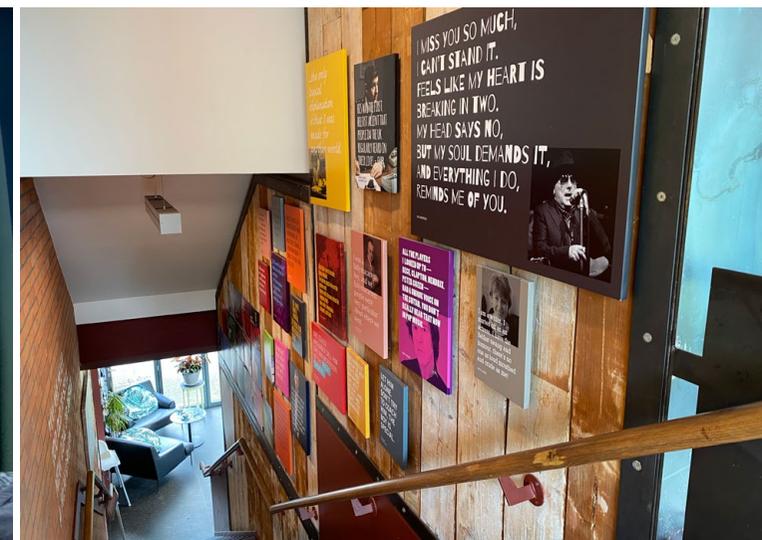
Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

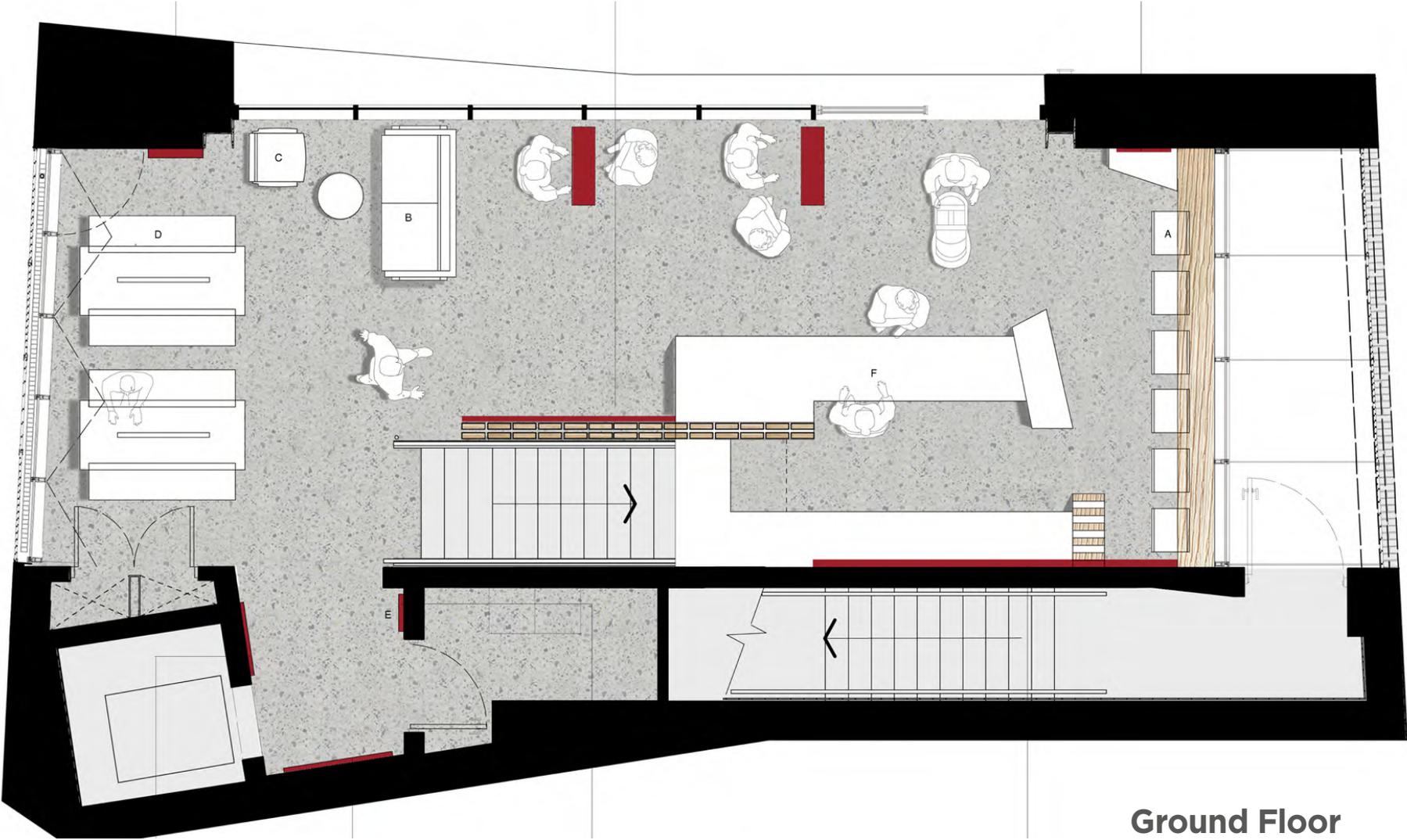
028 9023 3111

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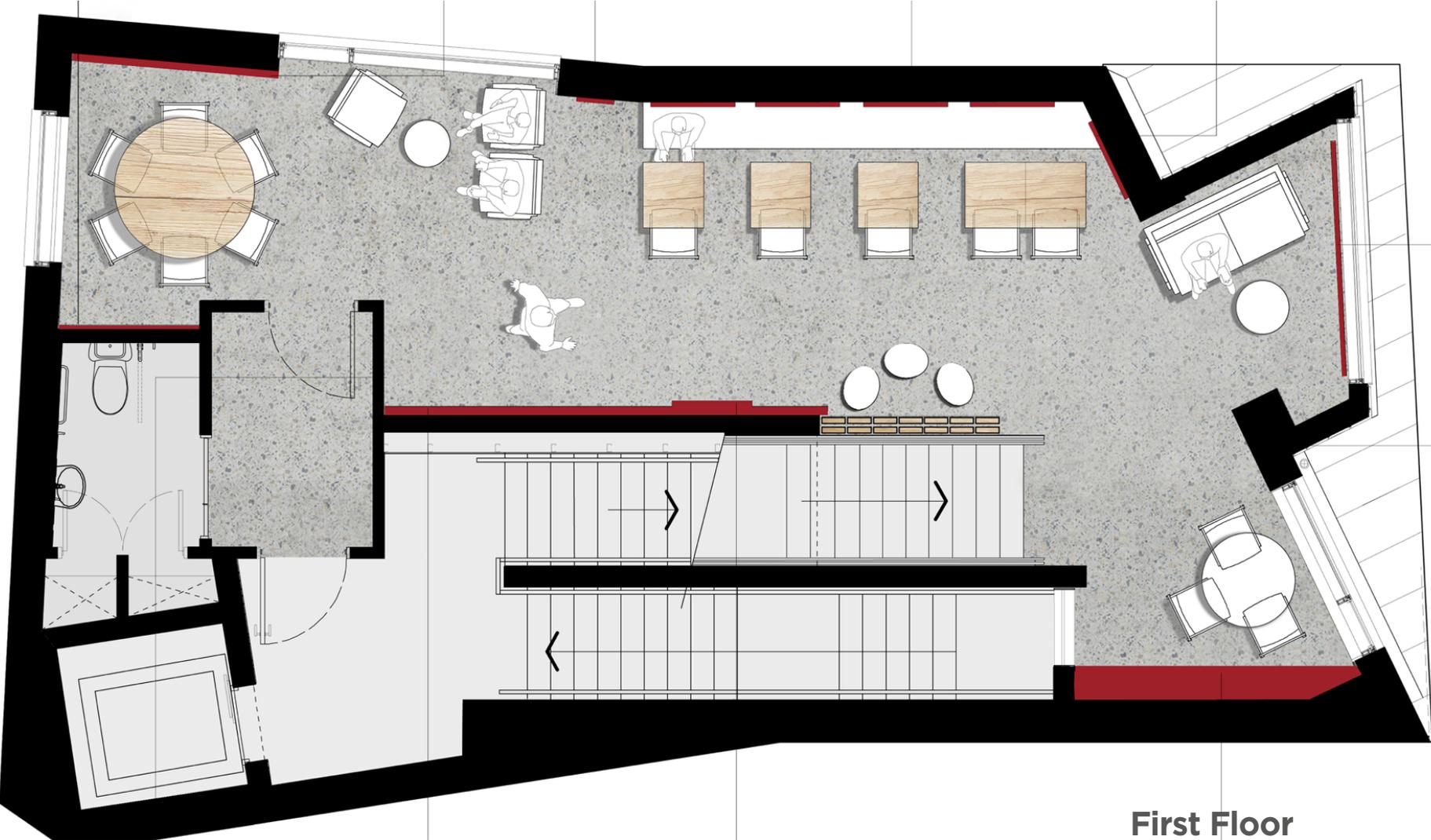


Ground Floor

Not To Scale. For indicative purposes only.

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First Floor

Not To Scale. For indicative purposes only.



For further information please contact:

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