

TO LET

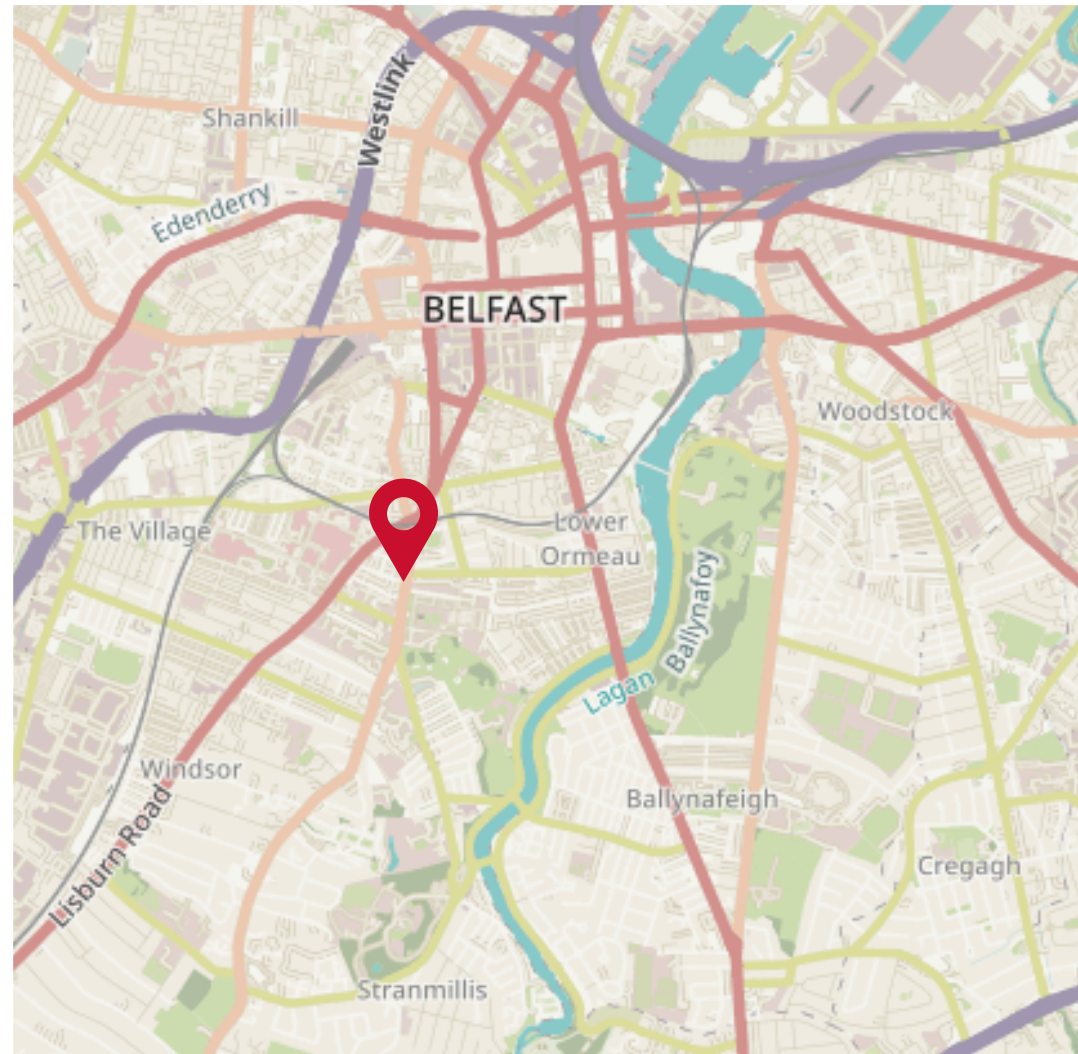
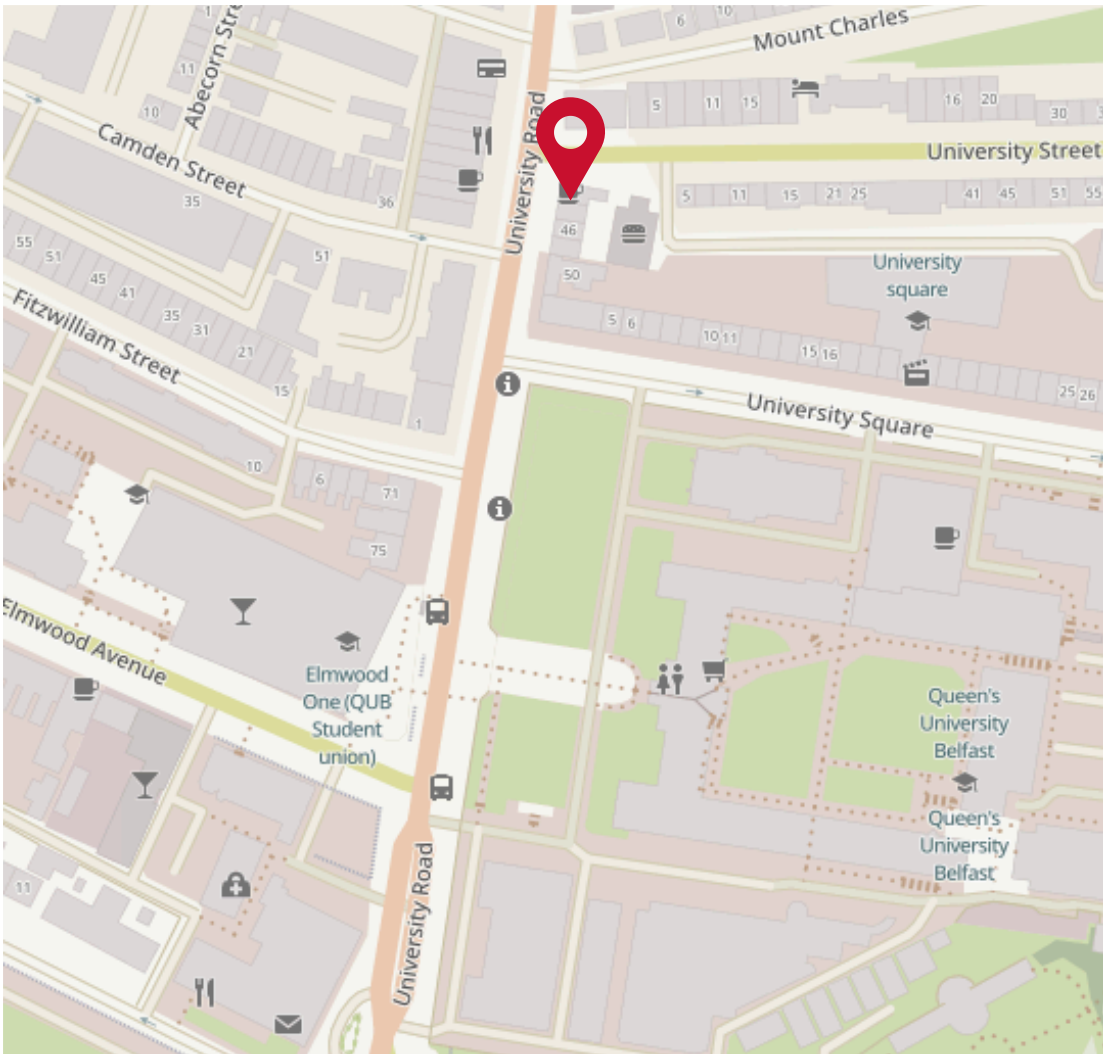
**Lambert
Smith
Hampton**

**AVAILABLE FROM
APRIL 2026**



42 University Road, Belfast, BT7 1NJ

**Commercial premises totalling
1,589 Sq Ft**



LOCATION

The Queen's Quarter in South Belfast is a thriving commercial hub, attracting a strong mix of professional services, hospitality and retail businesses. Its proximity to Queens University ensures a steady flow of students, staff and visitors, creating consistent footfall and demand. The area benefits from excellent transport links, and Belfast City Centre is a short 15 minute walk from the subject.

The premises occupy a highly visible position on University Road, one of the city's main arterial routes within the affluent South Belfast. Nearby occupiers include Tesco, Villa Italia, Cafe Nero and a number of offices, financial services, restaurants and coffee shops.



DESCRIPTION

The property has been fully refurbished and occupies a prominent position on a main arterial route, benefiting from high levels of passing footfall and traffic. It offers excellent transport links and was formerly configured for ground floor retail use with office accommodation on the upper floors. The property had undergone significant refurbishment works in 2019.

The fully refurbished subject premises extends over 3 floors to include:

- Ground Floor retail space
- Ground Floor W/C with disabled access
- First Floor Kitchen and W/C facilities
- Office accommodation located at first and second floor level
- Oil-Fired heating system
- Suitable for a variety of uses subject to relevant statutory consents

It is understood that the building has Grade B1 Listed status, and benefits from an EPC rating of C52.



SCHEDULE OF ACCOMMODATION

| Floor | Sq Ft | Sq M |
|--------------|-------|--------|
| Ground Floor | 645 | 59.92 |
| First Floor | 529 | 49.15 |
| Second Floor | 415 | 38.56 |
| Total | 1,589 | 147.62 |



IMAGES

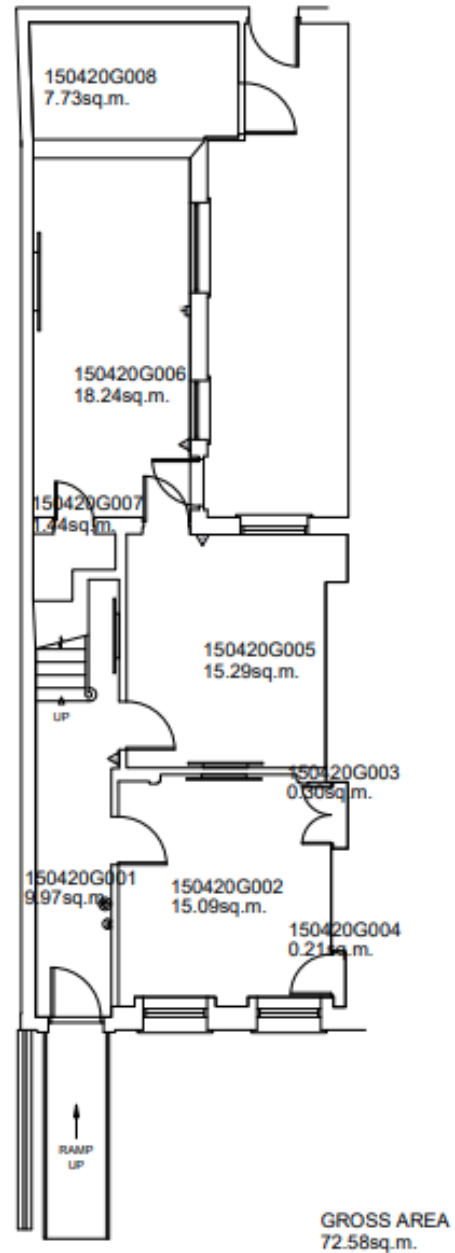




FLOOR PLANS

Ground Floor

Lambert
Smith
Hampton

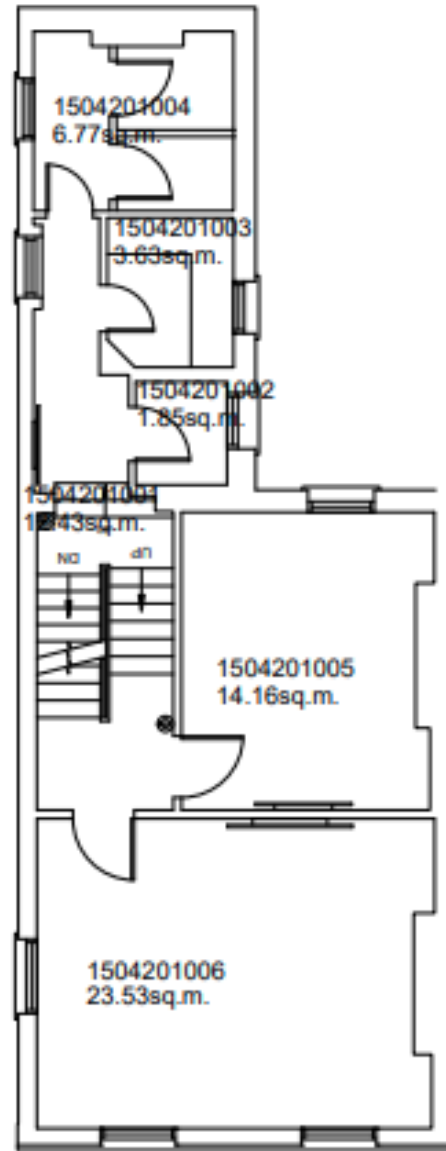




FLOOR PLANS

First Floor

Lambert
Smith
Hampton

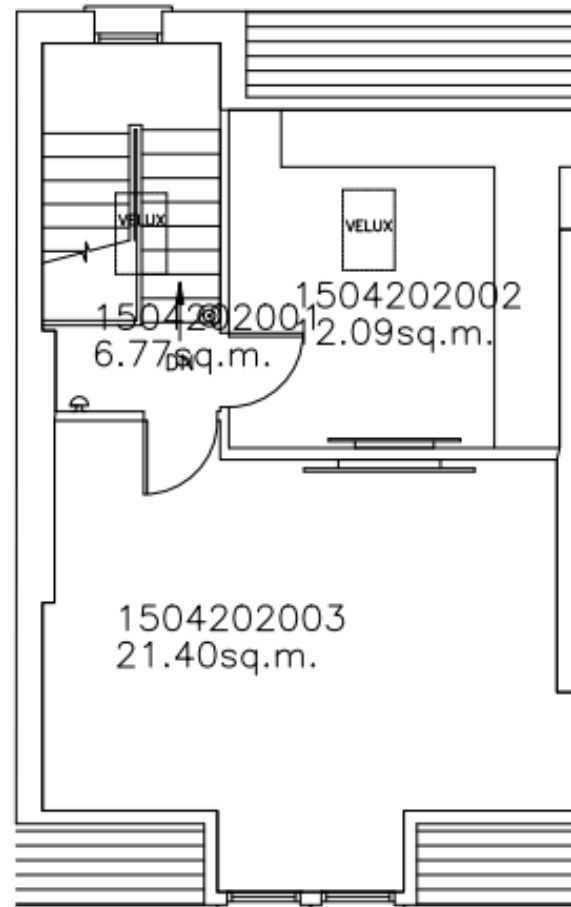


GROSS AREA
64.69SQ. M.



FLOOR PLANS

Second Floor

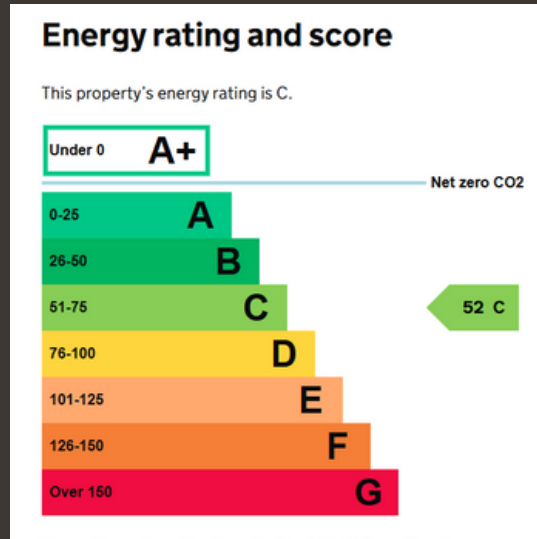


GROSS AREA
41.15 SQ. M.



ENERGY PERFORMANCE CERTIFICATE

The property benefits from an EPC Rating of C52.



For Further Information

CONTACT

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LEASE DETAILS

Rent: £20,000 Per Annum exclusive

Term: 5 years

Repairs: Full Repairing and Insuring terms

Insurance: The tenant will reimburse the landlord with a fair proportion of the cost of insuring the premises

RATEABLE VALUE

NAV - £11,700

Rate and Poundage for 2025/26 in Belfast - 0.626592

Rates Payable - £7,331.13.

VALUE ADDED TAX

VAT is applicable to the property.

ANTI MONEY LAUNDERING

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser/ tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.