

**Prime
Long Term
Investment
Opportunity**



For Sale

15—17 Brunswick Street, Belfast BT2 7GE

Prime Belfast City Centre Ground Floor Restaurant

BEACON
PROPERTY

Location

Belfast is the capital city of Northern Ireland with a population extending to approximately 650,000, the 15th largest city in the UK, and a catchment population in excess of one million people within a 20 minute drive time. The city is situated approximately 104 miles north of Dublin and 75 miles south east of Derry/Londonderry.

The subject restaurant is located in the heart of Belfast City Centre between Brunswick Street and Amelia Street, overlooking the public space of Blackstaff Square which is planned to receive a multi-million pound enhancement. Due to its unrivalled location within the City the property enjoys excellent connectivity, positioned just a short walk from Belfast City hall, the main shopping district, leading hotels and a diverse array of restaurants, cafes and bars in the immediate area.

Within close proximity is access to major public transport links, including the new £340M Belfast Grand Central Station, deemed the largest integrated transport hub on the Island of Ireland, which is expected to see some 20 million customer journeys each year.

Brunswick Street itself is earmarked for investment with Queen's University announcing further investment in student accommodation with the acquisition of a nearby site which will see the university investing £100m in another 460 student rooms at this location. Around 45,000 full-time students already live in Belfast.

Due to its popular location countless number of hotels and eateries are located in the immediate area to include the likes of Travelodge Hotel, Maldron Hotel, Leonardo Hotel, Fitzwilliam Hotel, Europa Hotel, Grand Central Hotel, The Flint Hotel, Robinsons/Fibber Magee's Bar, The Crown Bar, Belfast Opera House, Ulster Hall, James Street Restaurant, Deanes Restaurant to name but a few.

Description

The subject unit is currently fitted out to a tasteful standard in line with the current tenants theme to include part wooden / tiled flooring, mixture of spot and feature lighting etc.

Accommodation

The property provides the following approximate areas:

Description	Sq. ft	Sq. m
Ground Floor	3,297	306.3

Tenancy Details

Tenant: Taylored Restaurants Ltd

Guarantors: 2 personal guarantees in place

Term: 15 year lease from 29th August 2025 with upward only rent review in August 2030 & Aug 2035. Lease expiry 28th Aug 2040.

Rent: £85,000 per annum exclusive

Repairs: Effective full repairing & Insuring terms by way of a service charge provision.

Building

Insurance: The tenant is to reimburse the landlord in relation to insurance premium.

Tenant Info: Shed Bistro first opened its doors in 2012 and quickly became a popular and much-loved eatery on Belfast's Ormeau Road. Business partners Jonny and Christina Taylor created an award-winning dining eatery which has earned recognition such as Café/Bistro of the Year at the LCN Awards 2023, Casual Dining Restaurant of the Year at the Yes Chef Awards 2024, and most recently the prestigious AA Rosette for Culinary Excellence in 2025. Building on this success, the team opened Shed Grill & Seafood in 2025, right in the heart of Belfast city centre — offering a new eatery experience with a focus on bold flavours from the grill and the very best seafood.

Title

The ground floor is held by way of a 250 year long leasehold lease from 1st November 2000 subject to a ground rent of £1 per annum (if demanded).

VAT

The property has been VAT elected however the sale may be treated as a going concern.

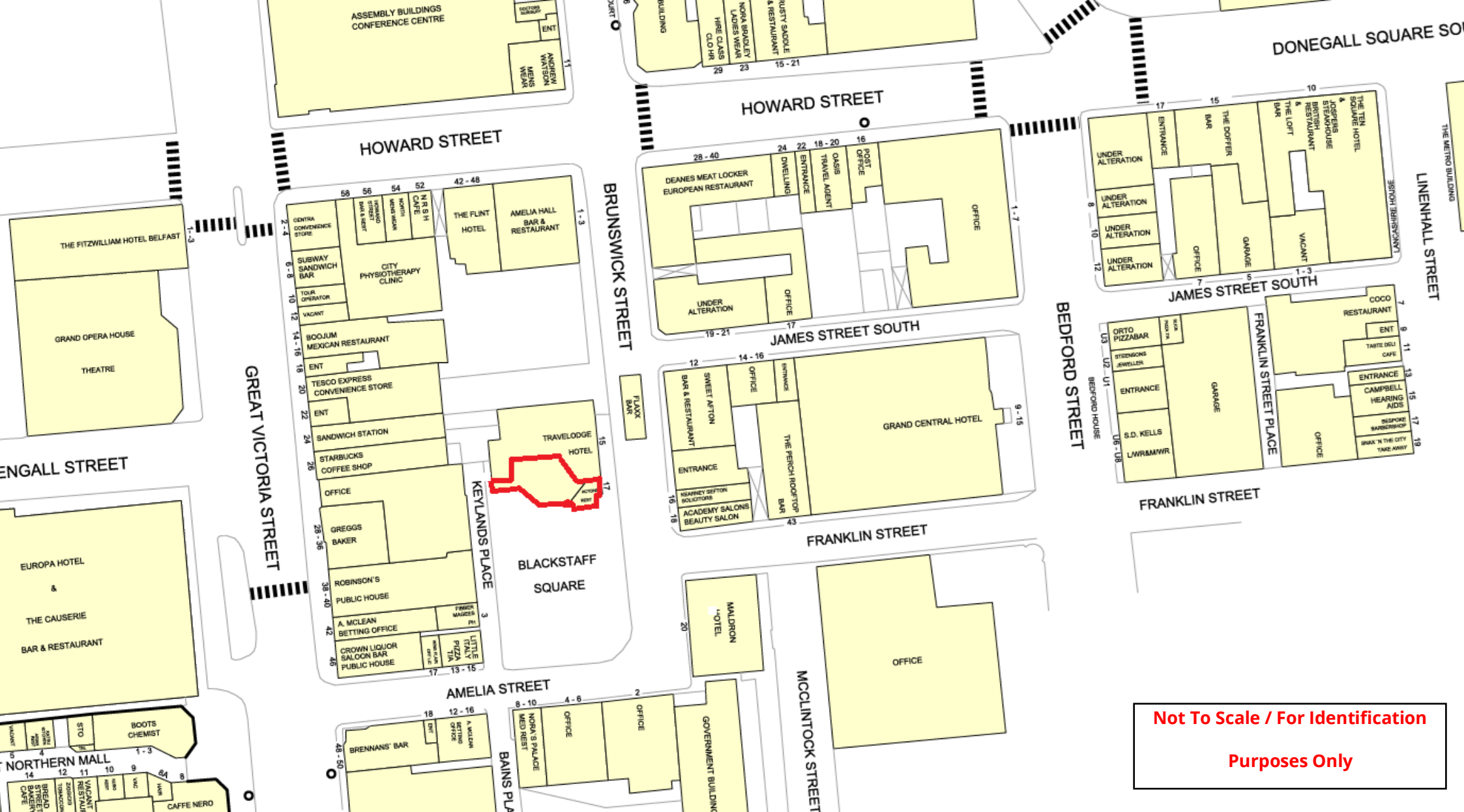
Guide Price

Offers are sought in excess of £975,000 exclusive



17 Brunswick Street BELFAST BT2 7GF		Energy rating	
		D	
Valid until	20 April 2025	Certificate number	2795-9161-5753-0752-0293
Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways		
Total floor area	235 square metres		
Energy rating and score			
This property's energy rating is D.			
Under 0	A+	Net zero CO2	
0-45	A		
46-50	B		
51-75	C		
76-100	D	← BE D	
101-125	E		
126-150	F		
Over 150	G		





**Not To Scale / For Identification
Purposes Only**

For further information or to arrange a viewing, please contact:-

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