

SUITABLE FOR
A VARIETY OF USES



To Let Ground Floor Café & Commercial Space
at Colin Glen Visitor & Resource Centre

163 Stewartstown Road, Belfast BT17 0HW



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COMMERCIAL

028 90 500 100

SUMMARY

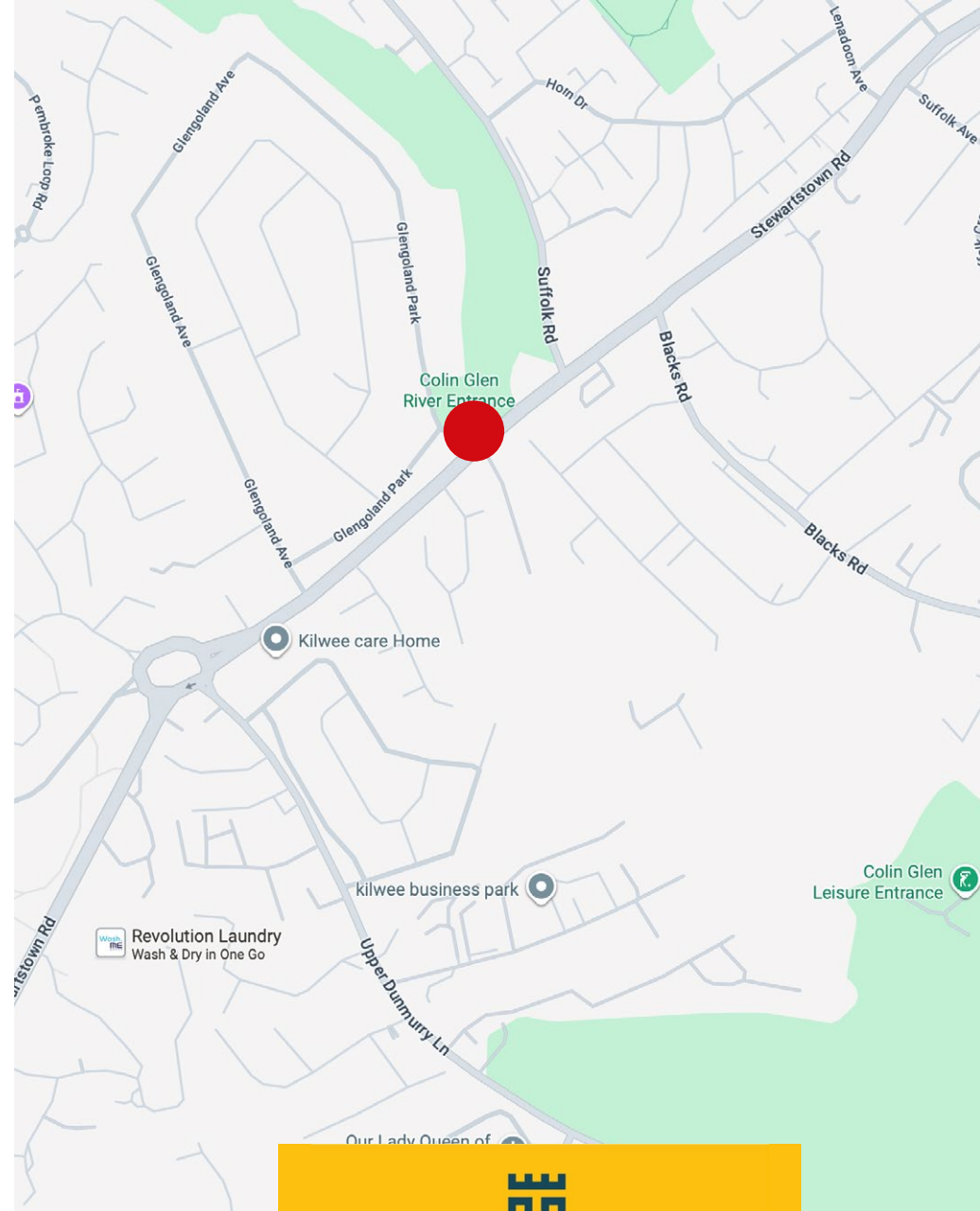
- Ground floor café and commercial space at Colin Glen Visitor Centre.
- Adaptable accommodation totalling 284 sq m (3,059 sq ft).
- High profile location on the Stewartstown Road in south-west Belfast.

DESCRIPTION

- The subject comprises the ground floor of the Colin Glen Visitor & Resource Centre, comprising a total area of 284 sq m (3,059 sq ft).
- The accommodation was previously in use as a coffee shop/restaurant with open plan seating area and kitchen, together with further teaching space on the ground floor. The building is serviced by a kitchen and toilet facilities.
- The property is located at the Colin Glen/Stewartstown River entrance and the popular Gruffalo Trail and is serviced by a free surface car park.
- Expressions of interest are invited from a variety of parties, subject to any necessary planning consents.

LOCATION

- The subject property occupies a high profile location on the northern side of Stewartstown Road, close to its junction with the Suffolk and Blacks Roads.
- The property has easy accessibility to other parts of Belfast, being approximately 1 mile from Junction 3 on-slip of the M1 Motorway and approximately 1 mile from the A512, Creightons Road.



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ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Café Seating & Reception	135.92	1,463
	Teaching Room 1	54	581
	Teaching Rooms 2 & 3	39.84	429
	Store	15.25	164
	Stores/Servery	39.2	422
	Male & Female WC's		
Total Area		284	3,059

Note: Consideration will be given to sub-division of accommodation to approved tenants.



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LEASE DETAILS

Term: Negotiable.
Rent: £20,000 per annum, exclusive.
Repairs & Insurance: Tenant responsible for all internal repairs to the building and reimbursement of a fair proportion of the building insurance premium to the Landlord.
Service Charge: Levied to cover a fair proportion of the cost of maintenance of the car park, together with any reasonable outgoings of the Landlord.

RATES INFORMATION

NAV: To be reassessed.
Rate in £ 2025/26 = 0.626592
Rates Payable 2025/26 = To be confirmed
Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to value added tax.



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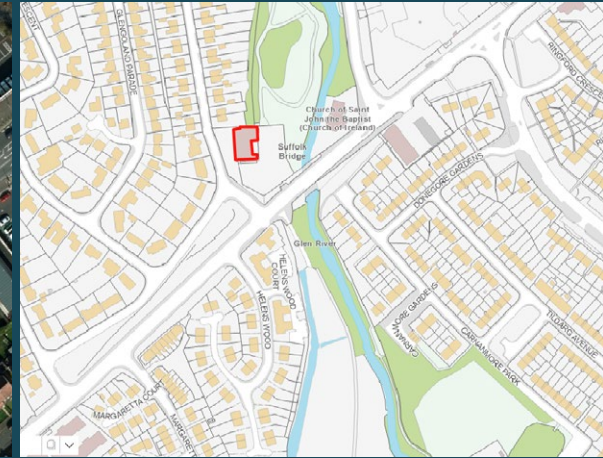
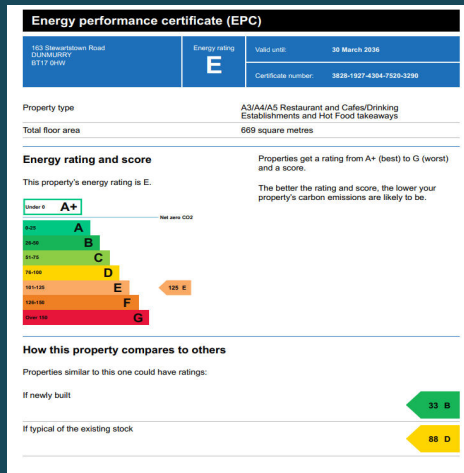
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EPC



Not to Scale

CONTACT

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