



## Licensed Restaurant Premises

### Property Highlights

- Extending to approximately 3,816 sq ft (354 sq m) over 5 floors to include an apartment at 3<sup>rd</sup> floor.
- Occupying a prominent position in the City Centre fronting onto the River Lagan, in close proximity to the Queen Elizabeth bridge and the Lagan Weir footbridge which link the City Centre to the SSE Arena & Titanic Quarter.
- The Waterfront Hall, Custom House Square, Laganside Courts and Victoria Square are all situated nearby.

For more information, please contact:

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# Former Tedfords Restaurant, 5 Donegall Quay, Belfast

## Location

Occupying a prominent position on Donegall Quay fronting onto the River Lagan and close to its junction with Oxford Street and Ann Street, the property is situated opposite the Queen Elizabeth Bridge and Lagan Weir Footbridge which link the City Centre to the SSE Arena and Titanic Quarter.

The surrounding area has witnessed significant development in recent years such as the Obel Tower and City Quays to include the AC Hotel by Marriott whilst the Waterfront Hall, Custom House Square, Laganside Courts and Victoria Square are all in close proximity.

The Donegall Quay multi-storey car park is also adjacent.

## Description

This Grade B2 Listed building was constructed in c.1850 and originally occupied by James Tedford & Co. as a ship chandler's and sail making business, until it was converted to a licensed restaurant in the late 1990's. Arranged over basement and four upper floors the property has an ornate plastered front elevation with wooden sash windows and a pitched roof and has been extended with a flat roof rear return.

The Basement level previously provided a bar/servery and seating area finished to include plastered and painted walls and ceilings with spot lighting and wooden flooring.

The Ground floor was modernised approximately 5 years ago to accommodate c. 40 covers and is fitted to include a bar/servery, plastered and painted walls and ceiling, wooden flooring and a range of feature light fittings.

The First floor also provides a seating area for approx. 40 covers and has been fitted to include a bar/servery, plastered and wood panelled walls, plastered ceilings with carpet floors and a range of ceiling and wall mounted lighting.

The Second floor houses the main kitchen and ancillary staff accommodation with a dumbwaiter lift which extends to basement level. The kitchen provides a number of stainless steel prep/sink areas, walk-in chiller and extraction system.

The Third floor contains a one bedroom apartment which is arranged to provide a living/dining area, kitchen, wc/shower room, office/storage area and a double bedroom with en-suite shower room. There is also access from the bedroom and office out onto a roof terrace. Internal finishes include plastered/painted walls and ceilings with a range of light fittings, wood laminate and tiled floors.

The property benefits from a gas fired central heating system whilst there is WC facilities on all floors.

## Accommodation

The premises provides the following approximate areas:

Floor	Sq Ft	Sq M
Basement	675	62.67
Ground	863	80.17
First	729	67.73
Second	854	79.30
Third (Apartment)	695	64.59
<b>Total</b>	<b>3,816</b>	<b>354.46</b>

## Equipment

There is a range of kitchen equipment which is available for purchase, subject to agreement. Please contact the agent to discuss.

## Lease Details

<b>Term</b>	By Negotiation.
<b>Rent</b>	£45,000 per annum exclusive.
<b>Repairs</b>	Full repairing terms.
<b>Insurance</b>	Tenant to reimburse the Landlord in respect of the buildings insurance premium.

## Title

We are advised that the property is held under a Fee Farm Grant.

## Price

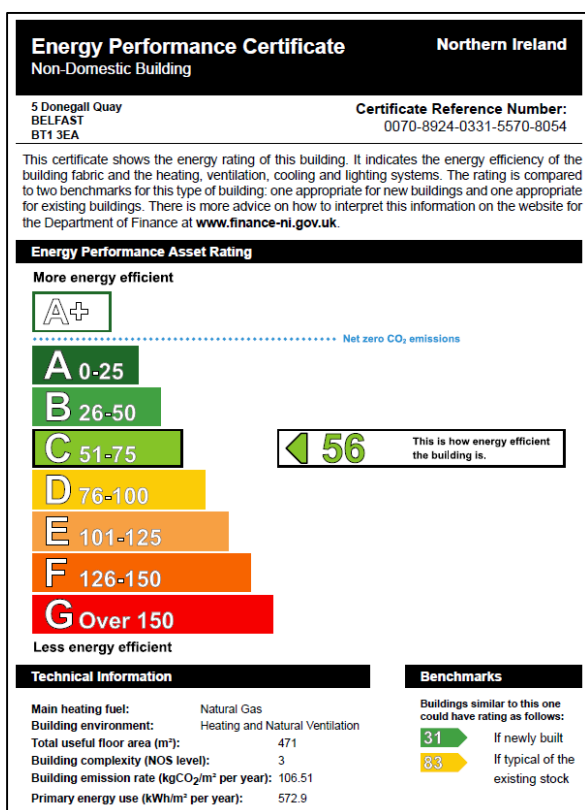
Offers in the region of £550,000 exclusive, subject to contract.

## NAV

We have been advised by Land & Property Services that the Net Annual Value of the premises is £15,200 resulting in rates payable for 2018/19 of approximately £9,163.

## VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable at the prevailing rate.

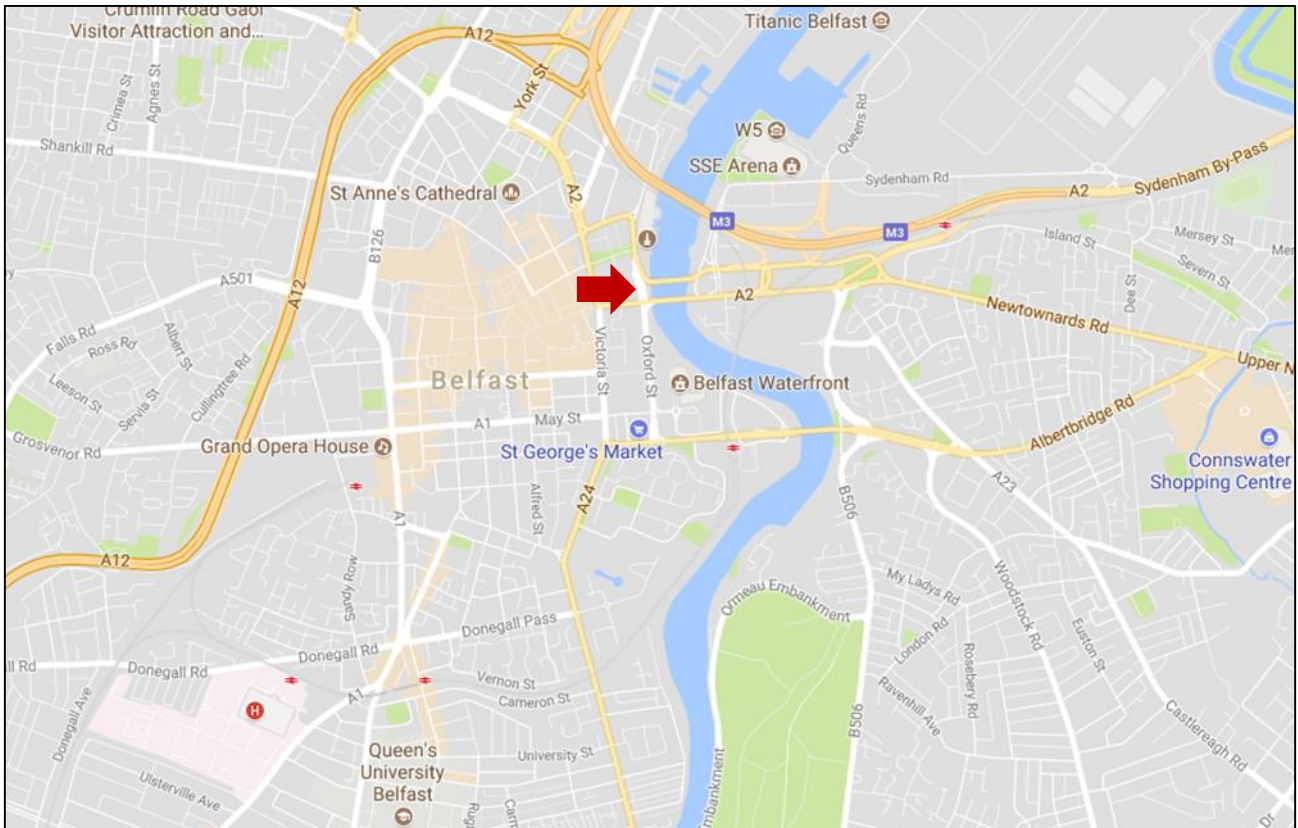


**FOR SALE / TO LET**

**Former Tedfords Restaurant,  
5 Donegall Quay, Belfast**



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